



CABARRUS COUNTY
BOARD OF COMMISSIONERS

2025 ANNUAL RETREAT
Government Center Multipurpose Room
February 21-22, 2025

FRIDAY, FEBRUARY 21, 2025

5:00 p.m.	Welcome, Introductions and Overview
5:15 p.m.	Employee Survey <i>Leisha DeHart Davis, School of Government</i>
5:45 p.m.	Community Survey <i>Kasia Thompson, Strategy Manager</i>
6:15 p.m.	Break for Dinner
6:45 p.m.	FY25 Budget Update <i>Mitzi Odell, Assistant Finance Director</i>
7:15 p.m.	FY26 Budget Forecast and Board Priorities <i>Rosh Khatri, Budget Director</i>
Recess	Until February 22, 2025 at 8:00 a.m.

SATURDAY, FEBRUARY 22, 2025

8:00 a.m.	Rowan Cabarrus Community College <i>Dr. Carol Spalding, President</i>
8:30 a.m.	Kannapolis City Schools <i>Dr. Chip Buckwell, Dr. Chris Triolo, and Mr. Scott Rodgers</i>
9:00 a.m.	Break
9:15 a.m.	FY26 Budget Forecast and Board Priorities, Continued/Q&A <i>Rosh Khatri, Budget Director</i>
9:45 a.m.	Community Investment Fund Forecast and Project Prioritization <i>Kelly Sifford, Deputy County Manager</i> <i>Michael Miller, Director of Design & Construction</i>
10:45 a.m.	Fee Study Presentation <i>Matt Love, Construction Standards Director</i> <i>Jacob Thompson, Chief Fire Marshal</i> <i>Susie Morris, Planning & Development Director</i>
11:45 p.m.	Break for Lunch
12:15 p.m.	Risk and Safety <i>Jon Bradley, Risk and Safety Director</i>
12:45 p.m.	USI Benefits Presentation
1:30 p.m.	Cabarrus County Schools <i>Dr. John Kopicki, Superintendent</i>
2:30 p.m.	Break
3:15 p.m.	Budget Guidance from BOC
	Closed Session: NCGS 143-318.11(a)(6) Personnel
Adjourn	



**CABARRUS COUNTY BOARD OF COMMISSIONERS
ANNUAL RETREAT
FEBRUARY 21-22, 2025**

EMPLOYEE SURVEY

Leisha DeHart Davis, School of Government

2024 Cabarrus County Workplace Climate Survey

County Wide Results



Local Government
Workplaces Initiative



SCHOOL OF
GOVERNMENT

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Presentation Overview

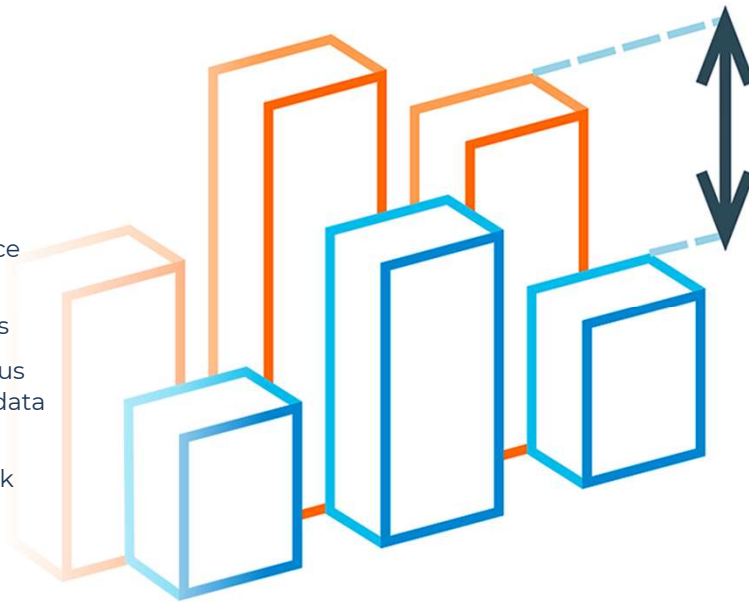
- ♦ About LGWI at the UNC School of Government
- ♦ Trends Across NC Local Government
- ♦ 2024 Survey Overview and Results
- ♦ Response Rates by Department
- ♦ Top 10 Survey Improvements from 2022
- ♦ Questions



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Local Government Workplaces Initiative

- UNC SOG Program since 2012 (KU prior 2004)
- Help local governments
- Surveys, interviews, focus groups, analysis of HR data
- 40 local government organizations, nearly 21k employees surveyed



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Trends Across Local Government

- ♦ Pay and benefits
 - 87% of NC local government survey respondents are planning pay and benefit increases in 2025 to remain competitive (NCLM and NCACC)
 - LGWI partners
 - Guilford County
 - Catawba County
 - City of Concord
 - City of Thomasville
 - Burnout
 - Citizen Incivility



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2024 Survey Overview

◆ 2024 Survey

- ◆ Response rate: 87% (up 1% from 2022)
- ◆ Conducted last two weeks of October 2024
- ◆ All departments participated

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2024 WORKPLACE CLIMATE SURVEY
VIBE CHECK

October 14 through November 1

Your chance to provide a vibe check on all things CabCo (teamwork, trust, morale, diversity, pay, benefits & more). All feedback remains confidential.

WE HEARD YOU

Since the 2022 survey, CabCo has implemented the following based on your feedback:

- Longevity pay
- Recruitment and referral bonuses
- Increases in on-call pay
- Compensation increases
- Vacation time increases
- Addition of paid parental leave
- New Leadership Academy program
- New Supervisor Orientation course
- Health insurance options (choice between high deductible or co-pay plan)
- Increase in Health Savings Account contribution

What's next? You tell us by completing the survey!

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Cabarrus County 2024 Final Response Rate: 87.4%

Department	Response Rate	Department (cont.)	Response Rate
ALP	82%	DSS Adult & Aging	96%
Animal Control/Shelter	94%	DSS Transportation	67%
Board of Elections	100.0%	EMS A Shift	89%
Construction Standards	90%	EMS Admin	88%
County Manager	100%	EMS B Shift	90%
County: Assistant Manager Reports (AP)	100%	EMS C Shift	71%
County: Deputy Manager Reports (KS)	96%	EMS D Shift	68%
County: Manager Reports (MD)	82%	EMS Part Time	41%
County Sheriff	87%	Finance	100%
County Sheriff: Harrisburg Division	100%	Fire	100%
County Sheriff: School Resource Officers	100%	Human Resources	100%
Detention Center	83%	IAM Building Maintenance/Fleet	89%
DSS Admin	98%	IAM Facilities Services	90%
DSS Child Support	96%	IAM Grounds Maintenance	92%
DSS Child Welfare	78%	Information Services	97%
DSS Economic Family Support	100%	Library	92%
DSS Economic Services	88%	Library Concord	96%
DSS Food & Nutrition Services	84%	Library Kannapolis	91%
		Planning	100%
		Tax Depts	97%

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2025 Cabarrus County Workplace Climate Survey Results

* # of "good" or "excellent"
all questions in a category

Highlights (high positive/low negative)	Hotspots (lower positive/higher negative)	Mixed Results (both positive/negative results)
Communications	Citizen Incivility	Commitment (3/4)
Health & Safety	Emotional Exhaustion	Psychological Safety (2/3)
Inclusion	Silence	Resources (3/4)
Respect in the Workplace	Top-Down Decision Making	Satisfaction (6/8)
Rules		Voice (5/6)
Social Support		
Supervision		
Team Climate		
Teamwork		
Workplace Incivility		
Why Work at Cabarrus County?		



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Summary



- **11 Highlights**
 - High number of highlights
 - Strong communication, respect, and teamwork
- **4 Hotspots:**
 - Low number of hotspots
 - Silence, citizen incivility, and emotional exhaustion common hotspots in local government
- **5 Mixed Results**
 - Mostly positive



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Top Ten Changes from 2022 to 2024 Surveys

Improvements (26 total)	% Change in Avg Score
Communications - From the county manager	62.6%
Communications - From your department head	54.8%
Communications - From your supervisor	49.3%
Satisfaction - My pay	25.5%
Incivility - Put you down or was disrespectful to you?	(17.6%)
Satisfaction - Health insurance	13.4%
Emotional Exhaustion - Burned out from my work	(12.3%)
Why Work at Cabarrus County? - I share the county's values	11.4%
Team Climate - In our team, relationships are good.	10.3%
Commitment - I am thinking about leaving this organization.	(9.3%)



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Conclusion

- ◆ Cabarrus County acted in response to employees after 2022 workplace climate survey
- ◆ 2024 survey results indicate measurable progress in employee morale and satisfaction



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Questions?





**CABARRUS COUNTY BOARD OF COMMISSIONERS
ANNUAL RETREAT
FEBRUARY 21-22, 2025**

Community Survey

Kasia Thompson, Strategy Manager

COMMUNITY SURVEY

Customer Service Findings

Strategy Department
Board of Commissioners Retreat
February 21, 2025

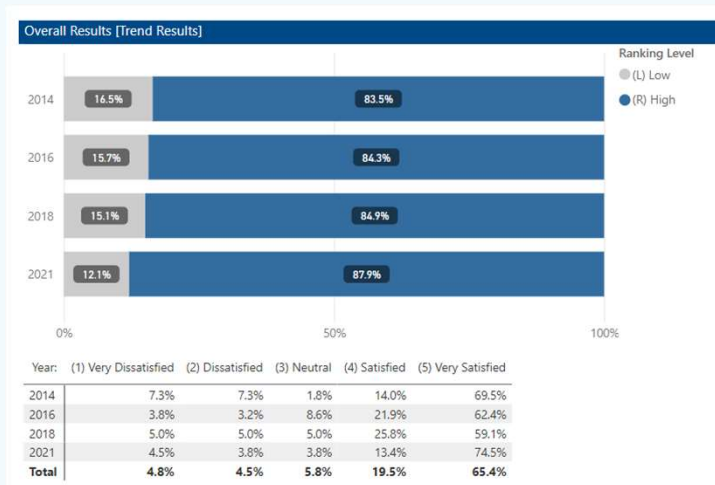


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COMMUNITY SURVEY: Customer Service Findings

View information at CabarrusCounty.us, Search: Community Survey

***Accuracy of information
and assistance given***

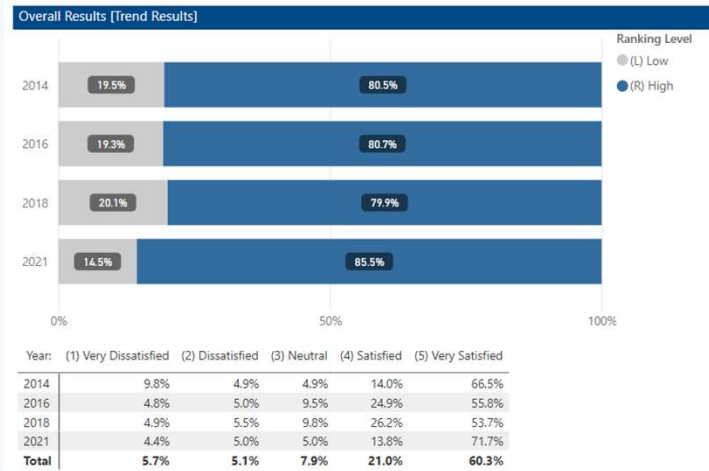


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COMMUNITY SURVEY: Customer Service Findings

View information at CabarrusCounty.us, Search: Community Survey

How easy they were to contact

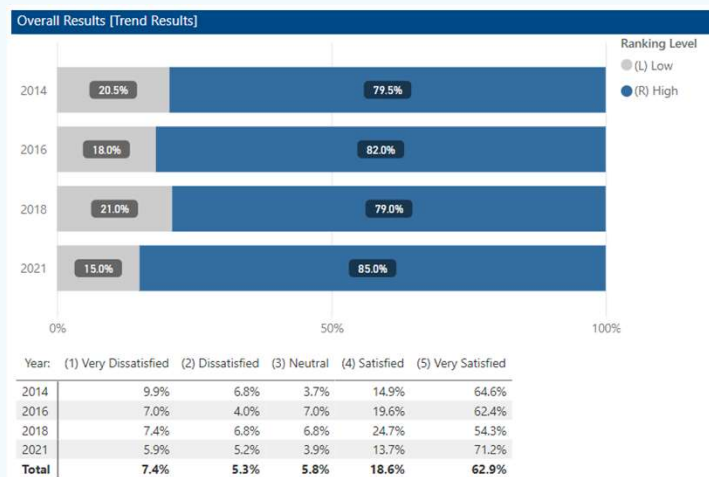


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COMMUNITY SURVEY: Customer Service Findings

View information at CabarrusCounty.us, Search: Community Survey

How quickly County staff responded

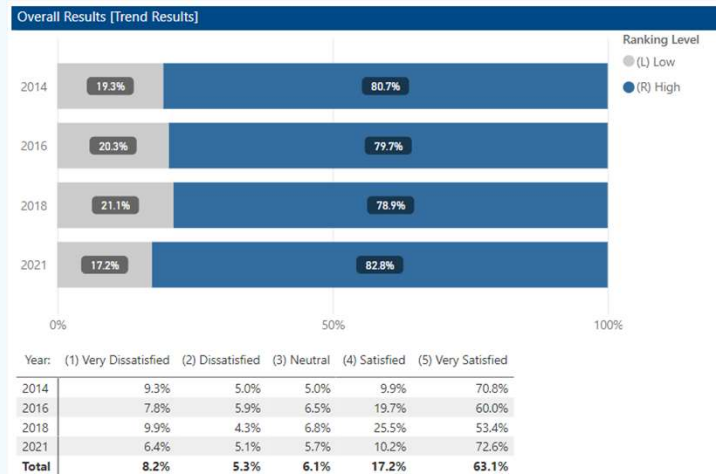


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COMMUNITY SURVEY: Customer Service Findings

View information at CabarrusCounty.us, Search: Community Survey

How well your issue was handled



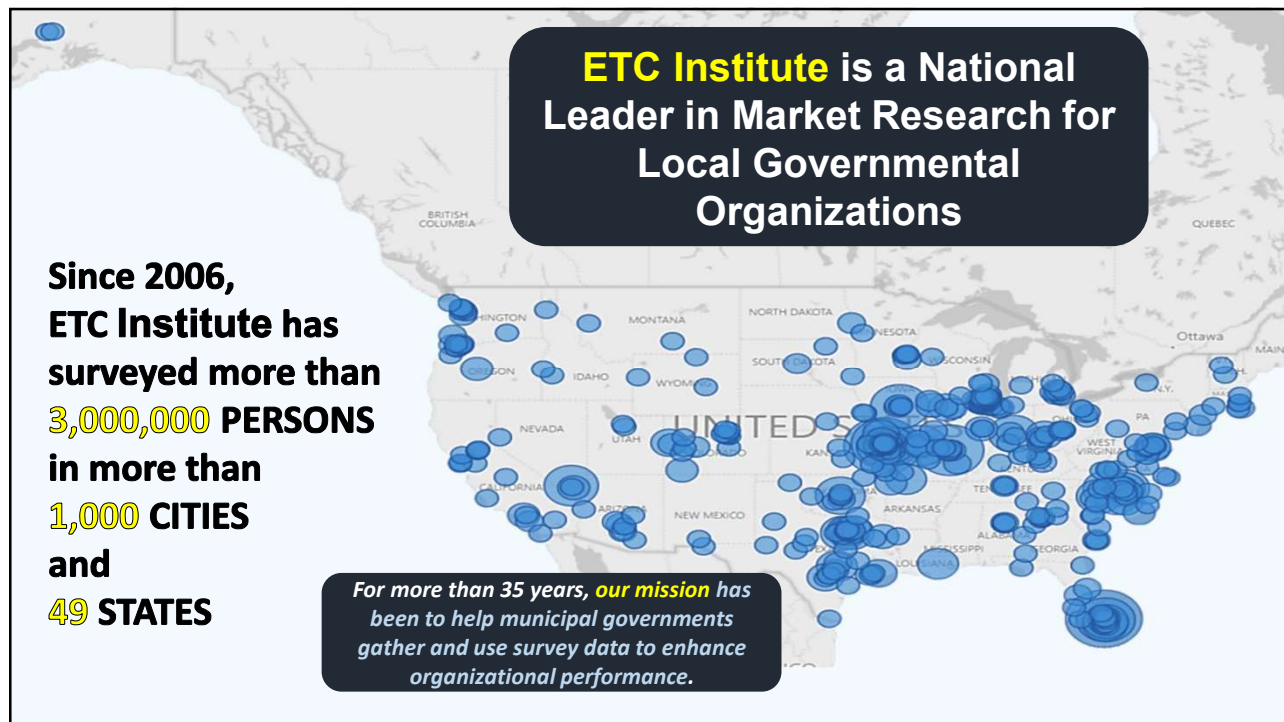
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About the COMMUNITY SURVEY

Strategy Department
 Board of Commissioners Retreat
 February 21, 2025



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Purpose

To objectively assess resident satisfaction with the delivery of services and to measure trends from previous surveys

To compare the County's performance with residents regionally and nationally

To help determine priorities for the community using Importance-Satisfaction Analysis

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Methodology

Survey Description

- 7th survey conducted for the County by ETC Institute
- 6-page survey
- Included many of the same questions and NEW questions to address current priorities

Method of Administration

- By mail and online to a **random sample** of households in the County (2,000 households)
- Each survey took approximately 15-20 minutes to complete

Sample Size

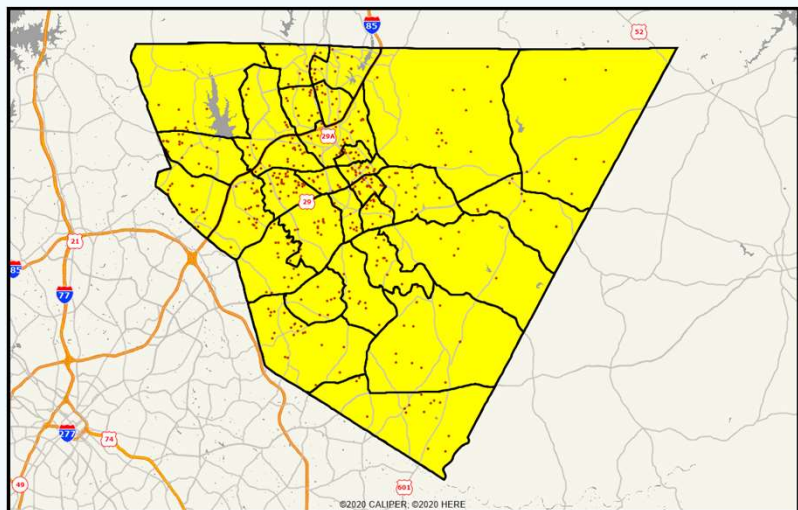
- 465 completed surveys (400 responses meets scientific need)
- Margin of error is at least +/-4.5% at the 95% level of confidence (will decrease with a larger sample size)

VIDEO: January 3, 2023 Community Survey Presentation to BOC:
<https://www.youtube.com/live/SDaU6hqzUI8>

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Location of Survey Respondents

Home addresses of all respondents are geocoded to the block level



2022 Cabarrus County Community Survey

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2022 Survey: Needs Question

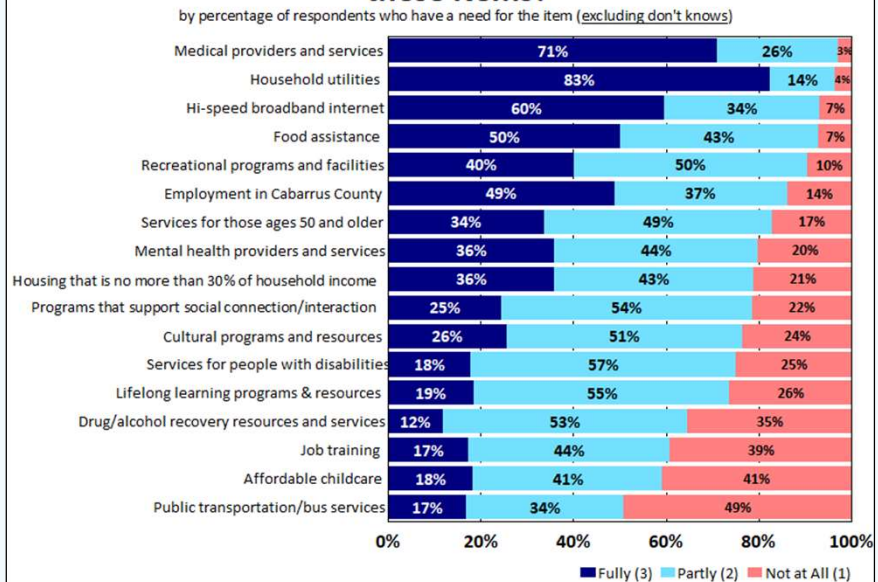
Of those who indicated they **NEED** this service (predetermined list):

Dark blue indicates their ability to fully meet that need with existing resources.

Light blue and red indicate their limited ability or inability (respectively) to meet that need with existing resources.

*Federal COVID-19 recovery resources were available

Q7a. How well are you able to meet your needs for these items?



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Survey Considerations

Administration

- Last survey was administered near the end of 2022 (presented January 2023)
 - Used for decision making, strategic planning, departmental guidance, reporting and transparency
 - ALP survey was included in the Master Plan development process
- Current budget (FY25) includes \$30,000 for the next survey
 - Looking for direction on support, timing and expectations
 - Project timeline is 2-3 months

We listened

Sample questions

- Concerns of statistical countywide v. municipal representation
 - Larger sample size possible, but increases costs
 - To get 1,000 responses would cost 3-4 times more (current aim is 400; 465 were returned)

Survey response

- Find creative ways to encourage responses from those who are randomly selected to participate
- Survey length (knowledge gained v. time investment)

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Opportunities

- 1) **Skip the survey this year**
 - If interested, move to off-election years
- 2) **Administer the community survey this fiscal year, using a format similar to past versions**
 - Measure perceptions on administration, quality of life, communication, participation, service satisfaction, safety, needs, customer service and more (broad questioning and benchmarking ability)
 - Measure experiences the County Government has direct and in-direct control of
 - Collect longitudinal data
- 3) **Administer the community survey this fiscal year, using a shorter survey focused on areas the County Government has direct control of**
 - Resident needs (that the County can address)
 - Customer service
 - (Possibly) motivate participation due to shorter length
 - (Possibly) increase the number of responses we aim to receive
- 4) **Explore ongoing, non-scientific surveys and feedback loops**
 - Website survey, Engagement HQ, service ratings, secret shopper, focus groups, etc.



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Thank you!

Strategy Department:

Kasia Thompson

KFThompson@cabarruscounty.us



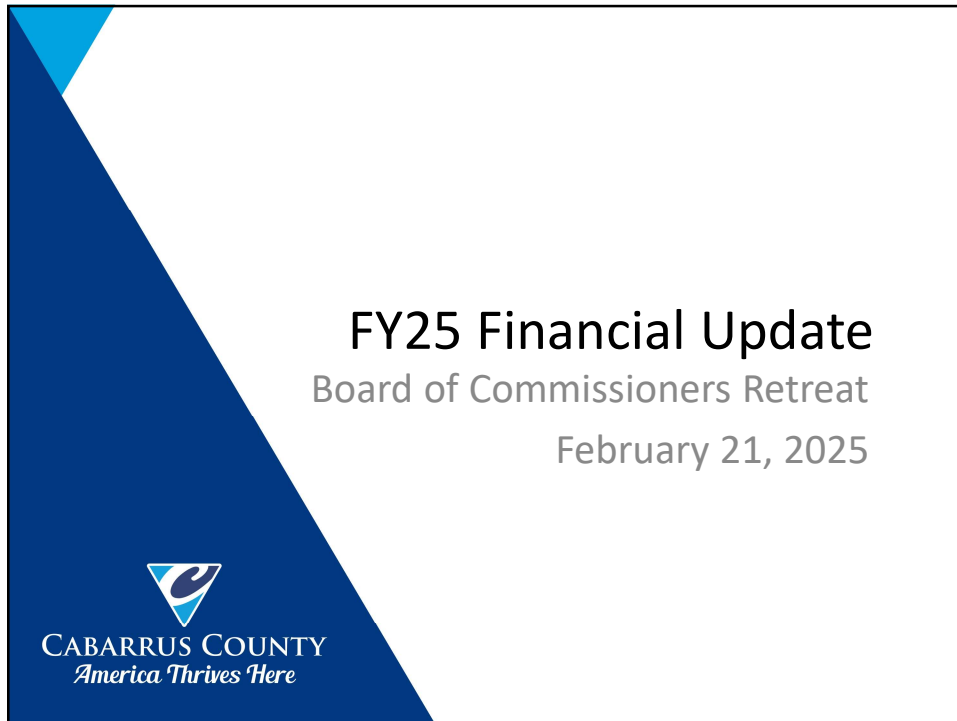
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FEBRUARY 21-22, 2025**


FY25 BUDGET UPDATE

Mitzi Odell, Assistant Finance Director

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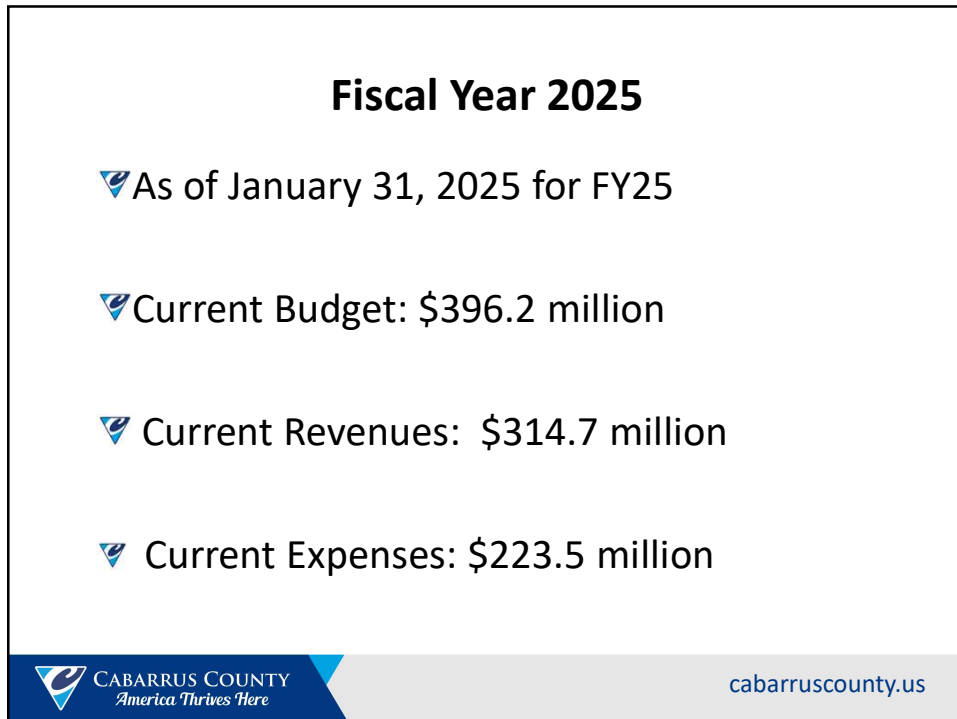
FY25 Financial Update

Board of Commissioners Retreat
February 21, 2025




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Fiscal Year 2025

- ▼ As of January 31, 2025 for FY25
- ▼ Current Budget: \$396.2 million
- ▼ Current Revenues: \$314.7 million
- ▼ Current Expenses: \$223.5 million



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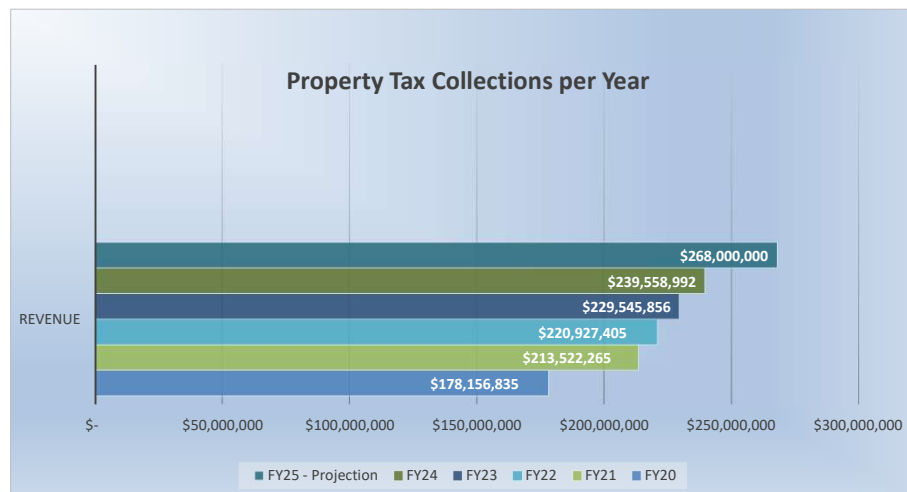
FY 25 Revenues: Current Property Taxes

- ▼ Budget for FY 2025: \$268.7 million
 - ▼ Current Property Tax (Real, Personal, Public, Vehicle Tax)
- ▼ Collections FY 2025 (as of 12/31/24): \$258.3 million
- ▼ Estimating a 98.5% collection rate for the year
- ▼ Estimated property taxes for FY 2025: \$268 million

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Property Taxes



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FY 25 Revenues: Sales Taxes

- ▼ Budget for FY 2025: \$74.3 million
- ▼ Projection of total collections for FY 2025: \$77.0 million
(based on the first five months of collection data)
- ▼ Estimate revenues for FY 2025: \$2.7 million over budget
- ▼ Growth rate is flat to a slight increase over last year

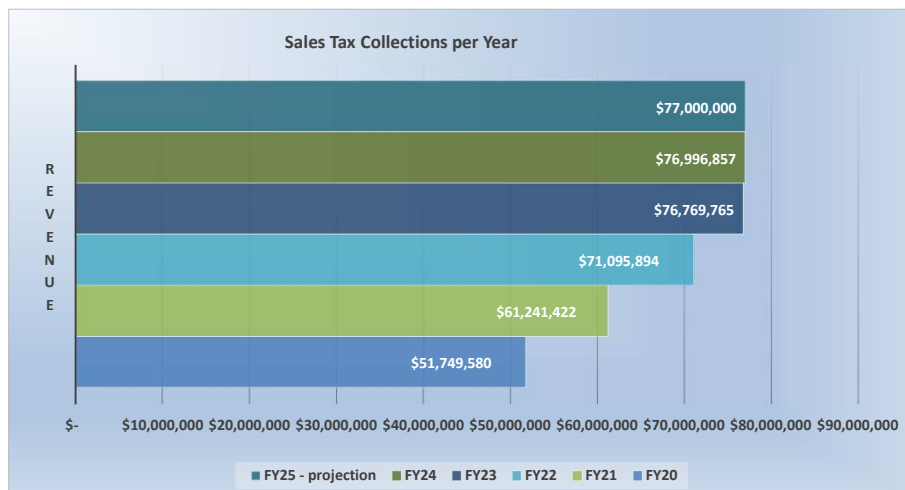


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Sales Taxes Annually



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FY 25 Revenues: Major Fees

🚑 Ambulance Fees – \$8.3 million Budget

- As of January 2025 - \$4.8 million. Projection \$8.3 million

📜 Register of Deeds – \$3.2 million Budget

- As of January 2025 - \$2.4 million. Projection \$4.1 million

🏗️ Construction Standards – \$5.4 million Budget

- As of January 2025 - \$3.4 million. Projection \$5.8 million

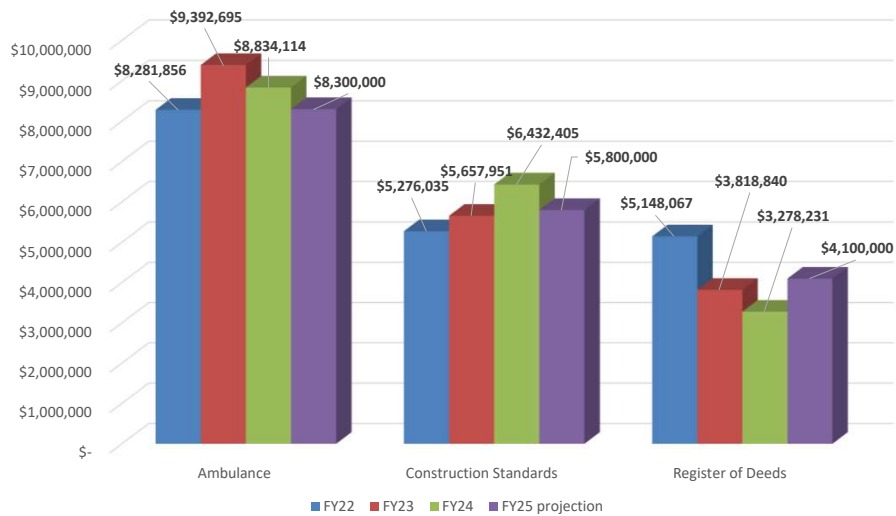


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Revenues: Major Fees



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FY 2025 Expenditures

- ▼ Capital purchases (vehicles, equipment, technology)
 - ▼ As of January: 73.9% of budget is spent or encumbered
- ▼ All debt, transfers to other funds and education expenditures are anticipated to equal budget
- ▼ Salaries and Benefits expenditures are currently at \$78.4 million
- ▼ Estimating to be \$9.9 million under the \$151.2 million budget
 - ▼ Lapsed salaries, timing of new hires account for most of the unexpended budget



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FY 2025 Expenditures Summary

- ▼ In FY 2022, FY 2023 and FY 2024 we've spent 92%, 90% and 93% respectively of each budget.
- ▼ Estimating to be around 95% of FY 2025 budget



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FY 2025 Summary

❖ Questions?



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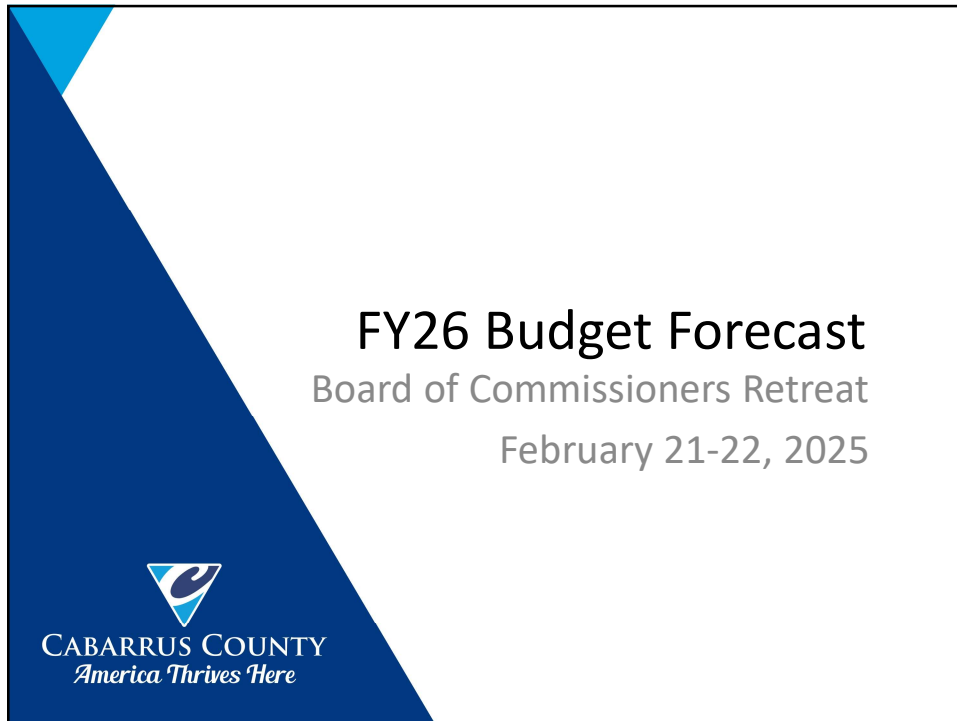
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**CABARRUS COUNTY BOARD OF COMMISSIONERS
ANNUAL RETREAT
FEBRUARY 21-22, 2025**


FY26 BUDGET FORECAST AND BOARD PRIORITIES

Rosh Khatri, Budget Director

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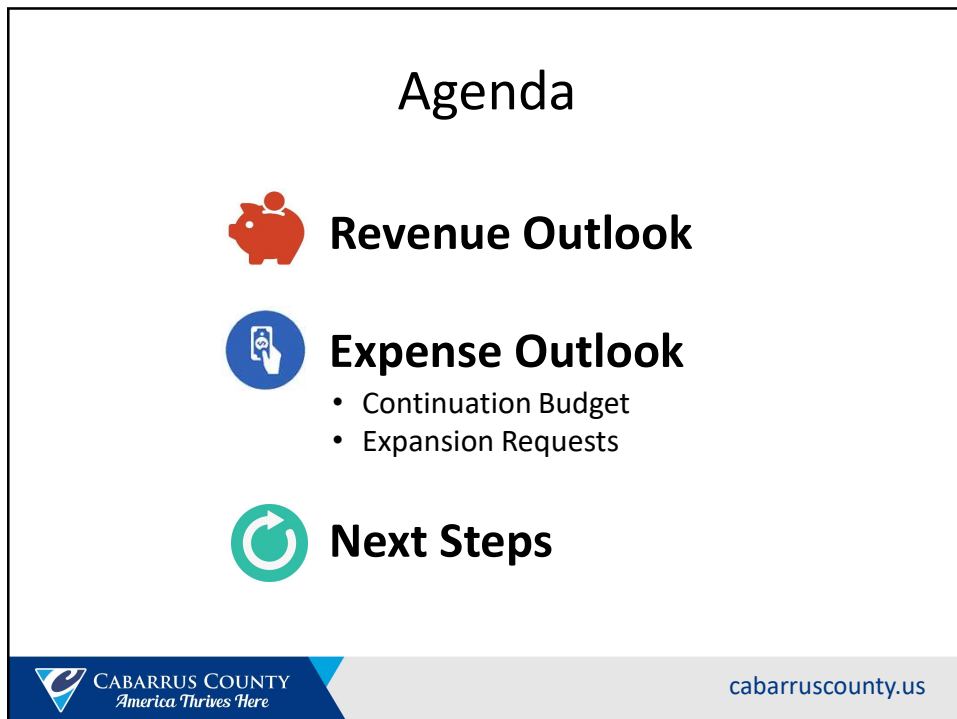
FY26 Budget Forecast

Board of Commissioners Retreat
February 21-22, 2025




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Agenda




Revenue Outlook




Expense Outlook

- Continuation Budget
- Expansion Requests



Next Steps



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Disclaimers

- All figures presented are preliminary/tentative and are still being vetted.
- Figures will change until a recommended budget is submitted in May.



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Revenues



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Revenue Forecast

Revenue	FY25 Adopted	FY26 Projected	Difference
Property Tax	\$269,281,057	\$275,094,132	\$5,813,075
Sales & Other Taxes	48,589,000	49,039,740	450,740
Intergovernmental	30,850,528	31,648,493	797,965
Permits & Fees	8,897,350	9,548,350	651,000
Sales & Services	17,202,857	18,978,848	1,775,991
Investment	4,500,000	4,500,000	-
Miscellaneous	793,444	1,020,737	227,293
TOTAL	380,114,236	389,830,300	9,716,064



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Expenses

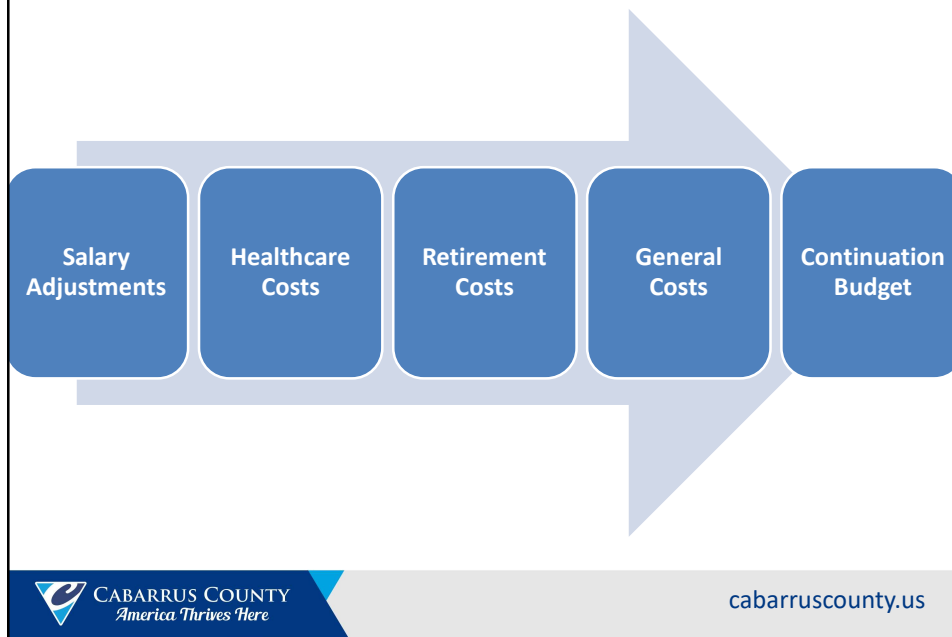


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Components of Continuation Budget



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Expenditures

Expenditures	FY25 Adopted	FY26 Projected	Difference
91 - Personnel Services	\$104,814,425	\$109,843,927	\$5,029,502
92 - Employee Benefits	44,945,332	51,591,189	6,645,857
93 - Supplies	11,427,846	11,784,511	356,665
94 - Other Operation Costs	24,790,346	24,770,164	(20,182)
95 - Maintenance & Repair	2,229,992	2,195,035	(34,957)
96 - Other Services & Charges	8,047,238	10,283,010	2,235,772
97 - Contributions to Other Funds or Activities	178,459,065	181,047,792	2,588,727
98 - Capital Outlay	5,399,992	4,130,590	(1,269,402)
TOTAL	380,114,236	395,646,218	15,531,982

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Expenditures

91 / 92 Salary & Benefits Summary

Expense Category	FY25 Adopted	FY26 Proposed	Difference
Salaries <i>(Full Time, Part Time, Other)</i>	102,785,445	107,236,674	4,451,229
Overtime	2,028,980	2,607,253	578,273
Insurance (Health, Vision, Life)	15,395,205	19,403,231	4,008,026
Social Security	6,228,452	6,533,009	304,557
Medicare	1,460,032	1,533,741	73,709
Retirement	13,520,235	14,993,689	1,473,454
401k Contribution	4,851,907	5,093,111	241,204
Workers' Compensation	2,311,649	2,419,842	108,193
Other Benefits	1,177,852	1,614,566	436,714
TOTAL	149,759,757	161,435,116	11,675,359



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Salary & Benefits Adjustments

- Annual cost of living adjustment (COLA) based on 1% for FY26 for all employees
- Merit pay based on performance of 0-4% on service date
- Annualized cost of recent market study adjustments
- Additional cost of **\$5.6 million**



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Healthcare

- ❖ Maintain same benefits as prior year
- ❖ Additional cost of **\$4 million**
 - FY 2025 Estimated Shortfall \$2 million
 - FY 2026 Cost Increase \$2 million



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Retirement Rate Adjustments

- Employer contribution for each employee is controlled by the State
- Contribution rates going from 13.60% to 14.39% for non-law enforcement *(estimate)*
- Contribution rate going from 15.1% to 16.04% for law enforcement *(estimate)*
- Additional cost of **\$1.5 million**



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Continuation – General Costs

93 - Supplies

Increase/(Decrease) in costs include :

➤ Circulation Stock <i>(Library)</i>	\$148,000
➤ Food <i>(Detention Center etc.)</i>	\$123,500
➤ Minor Technology & Equipment	\$85,168

- Net additional cost of **\$356,665**



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Continuation – General Costs

96 – Other Services & Charges

Increase/(Decrease) in costs include :

➤ Insurance & Bonds <i>(Restore FY 25 one-time deferral)</i>	\$1,966,677
➤ Election Expense	\$224,935
➤ Medical Consultants	\$76,000

- Net Increase in costs of **\$2,240,608**



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Continuation – General Costs

97 – Contributions to Other Funds or Activities

Increase/(Decrease) in costs include :

➤ Education Partners <i>(Estimated at 4.5%)</i> <i>(Cabarrus County Schools, Kannapolis City Schools and Rowan Cabarrus Community College)</i>	\$5,121,119
➤ Cabarrus Health Alliance <i>(Continuation Request)</i>	\$609,219
➤ Economic Incentive Grants	\$530,000
➤ Contribution to Community Investment Fund	(\$1,856,242)
➤ WeBuild Concord <i>(FY25 one-time allocation)</i>	(\$2,000,000)

- Net Increase in costs of **\$2,588,727**



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Continuation – General Costs

98 – Capital Outlay

Increase/(Decrease) in costs include :

➤ Matching Grants	(\$283,816)
➤ Equipment & Furniture	(\$609,219)
➤ Motor Vehicles	(\$716,467)

- Net Decrease in costs of **(\$1,269,402)**



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Summary Recap

Account Type	FY26 Projected
Revenues	\$389,830,300
Expenditures	395,646,218
Surplus / (Deficit)	(5,815,918)



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Pending Requests

- ❖ **Cabarrus County Schools** Continuation & Expansion
- ❖ **Kannapolis City Schools** Continuation & Expansion
- ❖ **Rowan Cabarrus Community College** Continuation & Expansion

FY2026 budget requests from education partners are due April 10, 2025



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General Fund Forecast Continuation @ 57.6¢ Five-Year Outlook Assumptions

Revenue	Growth %	Expense	Growth %
Property Tax	2%	Personnel	6%
Sales Tax	1%	Operating	3%
Intergovernmental	0%	Education	4.5%
Permits & Fees	2%	Health Alliance	3%
Sales & Services	2%		
Investments	0%		
Miscellaneous	0%		

**Different Assumptions
=
Different Result**



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Five Year Outlook

	Tax Rate: \$0.5760					
	FY2025 Adopted	FY2026 Proposed	FY2027	FY2028	FY2029 Revaluation	FY2030
REVENUES						
Property Tax	269,281,057	275,094,132	280,178,614	285,361,019	290,643,268	296,027,322
Sales Tax	48,589,000	49,039,740	49,530,137	50,025,439	50,525,693	51,030,950
Intergovernmental Revenue/Grants	30,850,528	31,648,493	31,648,493	31,648,493	31,648,493	31,648,493
Permits & Fees	8,897,350	9,548,350	9,739,317	9,934,103	10,132,785	10,335,441
Sales & Services	17,202,857	18,978,848	19,358,425	19,745,593	20,140,505	20,543,315
Investment Earnings	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000
Miscellaneous	793,444	1,020,737	793,444	793,444	793,444	793,444
Grand Total Revenue	380,114,236	389,830,300	395,748,430	402,008,091	408,384,189	414,878,966
EXPENSES						
General Government						
Personnel Expenses	149,759,757	161,435,116	171,121,223	181,388,496	192,271,806	203,808,114
Operating Expenses	50,608,710	51,850,148	53,405,652	55,007,822	56,658,056	58,357,798
Contributions to Other Funds						
Contribution to Community Investment Fund	42,576,242	40,720,000	40,720,000	40,720,000	40,720,000	40,720,000
Contribution to Landfill Fund	740,478	789,313	812,992	837,382	862,504	888,379
Contribution to Internal Service Fund	-	-	-	-	-	-
Contribution to Community Development Fund	45,000	-	45,000	45,000	45,000	45,000
Other Post Employment Benefits (OPEB) Trust	-	-	-	-	-	-
Education						
Cabarrus County Schools	90,278,651	94,341,190	98,586,544	103,022,938	107,658,971	112,503,624
Charter Schools	8,471,408	8,852,621	9,250,989	9,667,284	10,102,312	10,556,916
Kannapolis City Schools	10,468,096	10,939,160	11,431,423	11,945,837	12,483,399	13,045,152
Rowan Cabarrus Community College	4,584,500	4,790,803	5,006,389	5,231,676	5,467,102	5,713,121
Outside Agencies						
Cabarrus Arena & Events Center	904,122	1,018,133	943,717	943,717	943,717	943,717
Cabarrus Arts Council	27,000	27,000	27,000	27,000	27,000	27,000
Cabarrus Health Alliance	12,040,642	12,649,861	13,029,357	13,420,238	13,822,845	14,237,530
City of Concord	100,000	-	-	-	-	-
City of Concord (MSD)	66,500	400,000	400,000	400,000	400,000	400,000
City of Kannapolis (Debt)	1,326,113	1,322,325	1,320,865	-	-	-
City of Kannapolis (MSD)	733,500	600,000	600,000	600,000	600,000	600,000
Economic Development Corporation	425,000	425,000	425,000	425,000	400,000	400,000
Economic Development Incentive Grants	1,900,000	2,430,000	3,969,000	9,993,000	11,772,000	11,760,000
Fire District Sales Tax Contributions	1,703,079	1,720,110	1,720,110	1,720,110	1,720,110	1,720,110
Juvenile Crime Prevention Council (JCPC)	459,927	459,927	459,927	459,927	459,927	459,927
Mental Health Bottle Tax	200,000	175,000	200,000	200,000	200,000	200,000
Mental Health Maintenance of Effort	435,511	435,511	435,511	435,511	435,511	435,511
Rowan-Cabarrus YMCA	250,000	250,000	250,000	250,000	250,000	-
Spay Program	10,000	15,000	15,000	15,000	15,000	15,000
Affordable Housing (WeBuild)	2,000,000	-	-	-	-	-
Total Expense	380,114,236	395,646,218	414,175,698	436,755,937	457,315,258	476,836,899
Estimated Surplus/(Deficit)	-	(5,815,918)	(18,427,268)	(34,747,846)	(48,931,069)	(61,957,933)



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Five Year Outlook

	Tax Rate:		\$0.5760			
	FY2025 Adopted	FY2026 Proposed	FY2027	FY2028	FY2029 Revaluation	FY2030
REVENUES						
Property Tax	269,281,057	275,094,132	280,178,614	285,361,019	290,643,268	296,027,322
Sales Tax	48,589,000	49,039,740	49,530,137	50,025,439	50,525,693	51,030,950
Intergovernmental Revenue/Grants	30,850,528	31,648,493	31,648,493	31,648,493	31,648,493	31,648,493
Permits & Fees	8,897,350	9,548,350	9,739,317	9,934,103	10,132,785	10,335,441
Sales & Services	17,202,857	18,978,848	19,358,425	19,745,593	20,140,505	20,543,315
Investment Earnings	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000
Miscellaneous	793,444	1,020,737	793,444	793,444	793,444	793,444
Grand Total Revenue	380,114,236	389,830,300	395,748,430	402,008,091	408,384,189	414,878,966



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Five Year Outlook

	FY2025 Adopted	FY2026 Proposed	FY2027	FY2028	FY2029 Revaluation	FY2030
EXPENSES						
General Government						
Personnel Expenses	149,759,757	161,435,116	171,121,223	181,388,496	192,271,806	203,808,114
Operating Expenses	50,608,710	51,850,148	53,405,652	55,007,822	56,658,056	58,357,798
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Contribution to Internal Service Fund	-	-	-	-	-	-
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Other Post Employment Benefits (OPEB) Trust	-	-	-	-	-	-
Education						
Cabarrus County Schools	90,278,651	94,341,190	98,586,544	103,022,938	107,658,971	112,503,624
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Five Year Outlook

	FY2025 Adopted	FY2026 Proposed	FY2027	FY2028	FY2029 Revaluation	FY2030
EXPENSES						
Outside Agencies						
Cabarrus Arena & Events Center	904,122	1,018,133	943,717	943,717	943,717	943,717
Cabarrus Arts Council	27,000	27,000	27,000	27,000	27,000	27,000
Cabarrus Health Alliance	12,040,642	12,649,861	13,029,357	13,420,238	13,822,845	14,237,530
City of Concord	100,000	-	-	-	-	-
City of Concord (MSD)	66,500	400,000	400,000	400,000	400,000	400,000
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Mental Health Bottle Tax	200,000	175,000	200,000	200,000	200,000	200,000
Mental Health Maintenance of Effort	435,511	435,511	435,511	435,511	435,511	435,511
Rowan-Cabarrus YMCA	250,000	250,000	250,000	250,000	250,000	-
Spay Program	10,000	15,000	15,000	15,000	15,000	15,000
Affordable Housing (WeBuild)	2,000,000	-	-	-	-	-
Total Expense	380,114,236	395,646,218	414,175,698	436,755,937	457,315,258	476,836,899
Estimated Surplus/(Deficit)	-	(5,815,918)	(18,427,268)	(34,747,846)	(48,931,069)	(61,957,933)



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Expansion Requests







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Expansion Request Summary

Request Type 	Expenditures	Revenues	Net County Cost
 Expansion - Other	\$ 160,206		\$ 160,206
 New Position	870,371		870,371
 Reclassification	274,791	8,416	266,375
Grand Total	\$ 1,305,368	\$ 8,416	\$ 1,296,952







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Expansion Requests - Other

Department 	Proposal Name 	Expenditures
 Arena & Events Center	Event Coordinator/Manager	\$86,479
Arena & Events Center	Concessions POS System	35,000
 Cooperative Extension	Community Food Extension Agent	38,727
Grand Total		\$160,206



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Expansion Requests – New Positions

Department	New Position Requested	Position Count	FTE	Cost		
				Position	Other - Equipment & (or) Vehicle	Total
2710 -Emergency Management	Assistant EM Coordinator	1.00	1.00	\$118,601	\$51,500	\$170,101
2715 -Fire Service	Deputy Fire Marshal	1.00	1.00	118,601	73,000	191,601
3230 -Planning & Development	Planning Technician	1.00	1.00	78,035		78,035
3230 -Planning & Development	Zoning Compliance Officer	1.00	1.00	84,640		84,640
5610 -Human Services	Lead Level Accountant	1.00	1.00	108,792		108,792
8110 - Active Living & Parks	ALC Superintendent	1.00	1.00	118,601		118,601
8110 - Active Living & Parks	Parks Superintendent	1.00	1.00	118,601		118,601
Total New Position Requests		7.00	7.00	\$745,871	\$124,500	\$870,371

27

Expansion Requests – Reclassifications

Department	Department Name	Current Title	Current Grade	New Title	New Grade	Position Count	FTE Count	Expense	Revenue	Net County Cost
1230	Human Resources	Benefits Specialist	20	Senior Benefits Specialist	22	1.00	1.00	\$10,232	\$0	\$10,232
		HR Analyst	20	Senior HR Analyst	22	1.00	1.00	8,711	1,452	7,259
		HR Generalist	25	Senior HR Generalist	27	1.00	1.00	13,927	6,964	6,963
1510	Board of Elections	Senior Elections Clerk	13	Voter Education/Outreach Specialist	16	1.00	1.00	8,717	0	8,717
1710	Finance	Accounting Supervisor	26	Accounting Manager	29	3.00	3.00	56,984	0	56,984
		Senior Accountant	24	Accounting Supervisor	26	1.00	1.00	11,099	0	11,099
2118	School Resource Officers	Senior Deputy Sheriff	22	SRO Sergeant	25	1.00	1.00	18,833	0	18,833
2119	School Resource Officers	Senior Deputy Sheriff	22	SRO Sergeant	25	1.00	1.00	19,392	0	19,392
2730	Emergency Medical Services	Master Paramedic	22	Field Training Officer	23	8.00	8.00	38,471	0	38,471
3230	Planning & Development	Senior Planner	23	Planning Supervisor	24	1.00	1.00	6,107	0	6,107
5600	DSS Business Operations	Nutrition Site Supervisor	6	Contract Analyst	17	1.00	1.00	23,682	0	23,682
5610	DSS Administration	Accounting Specialist	16	Accounting Specialist	17	1.00	1.00	4,683	0	4,683
8210	Library Administration	PT 9102 System Services Assistant	10	FT System Services Assistant	10	1.00	1.00	12,582	0	12,582
8240	Concord Library	PT 9103 Library Assistant	10	PT 9102 Library Assistant	10	2.00	1.00	10,983	0	10,983
8250	Kannapolis Library	PT 9103 Library Assistant	10	PT 9102 Library Assistant	10	5.00	2.50	24,443	0	24,443
Grand Total						29.00	25.50	\$268,846	\$8,416	\$260,430

28

Closing the Gap

Potential Ideas to Close Gap	Amount	Gap Balance
		(5,815,918)
Workers Comp Deferral for FY26 <i>Non-recurring (One-time) FY2026 ONLY</i>	2,419,842	(3,396,076)
Budget Salary Lapse (1.25%) <i>Significant lapse is realized each fiscal Year</i>	1,250,000	(2,146,076)
Reduce Salary Study Funding <i>Current Funding at \$1,200,000</i>	1,000,000	(1,146,076)
Reduce Power / Natural Gas Reserve <i>Currently budgeting reserves of \$467K for Power & \$51K for Natural Gas</i>	250,000	(896,076)
Reduce Fuel Reserve <i>Currently budgeting fuel reserves of \$250K</i>	100,000	(796,076)
Reduce Contribution to EDC <i>Currently budgeting for EDC \$400K + \$25K for Spark Grant</i>	250,000	(546,076)
Reduce Other Adjustments <i>Currently budgeting \$252,522</i>	152,522	(393,554)
Defer Hiring Positions (Vacancies) <i>Positions to be determined - TBD</i>	350,000	(43,554)



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Next Steps



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Remaining Budget Calendar

Date	Event
March 1 to March 31	Department Budget Conference with Leadership
Tuesday, April 15	Budget Meeting – Education Requests
Monday, May 19	County Manager’s Recommended Budget
Monday, June 2	Budget Public Hearing
Thursday, June 5	Budget Meeting (if needed)
Monday, June 16	Budget Adoption



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Questions ?



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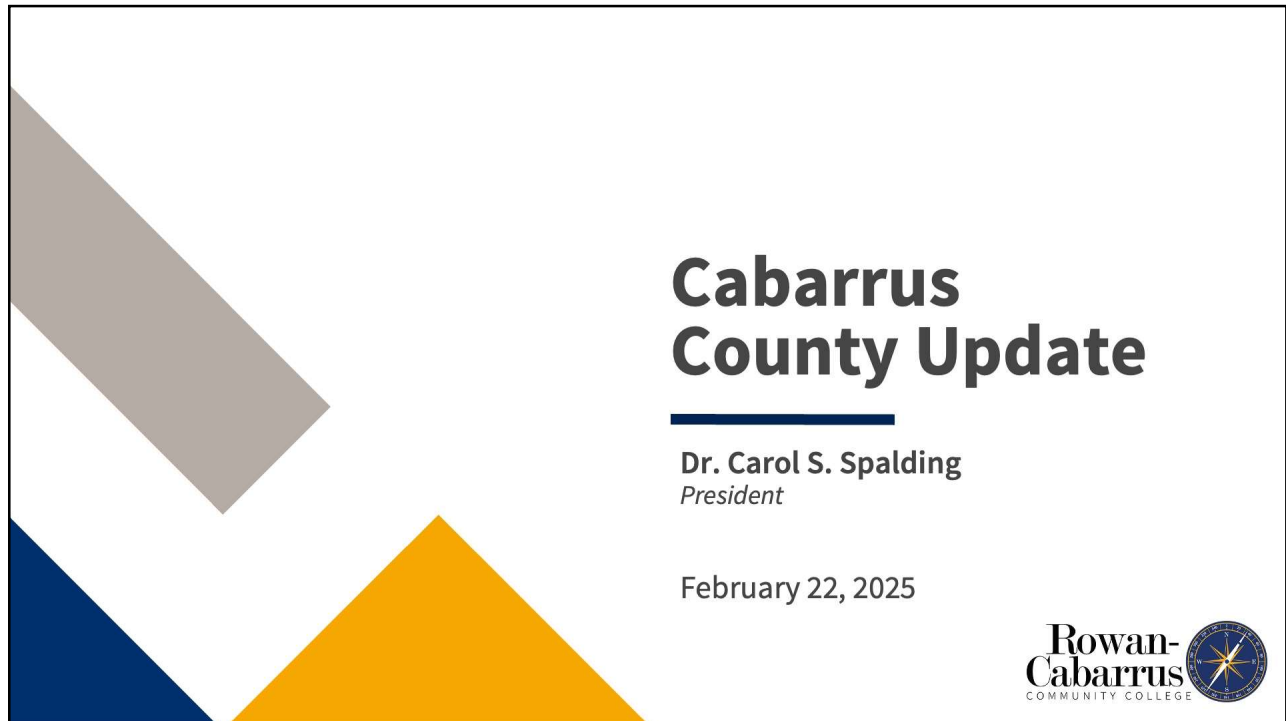
32



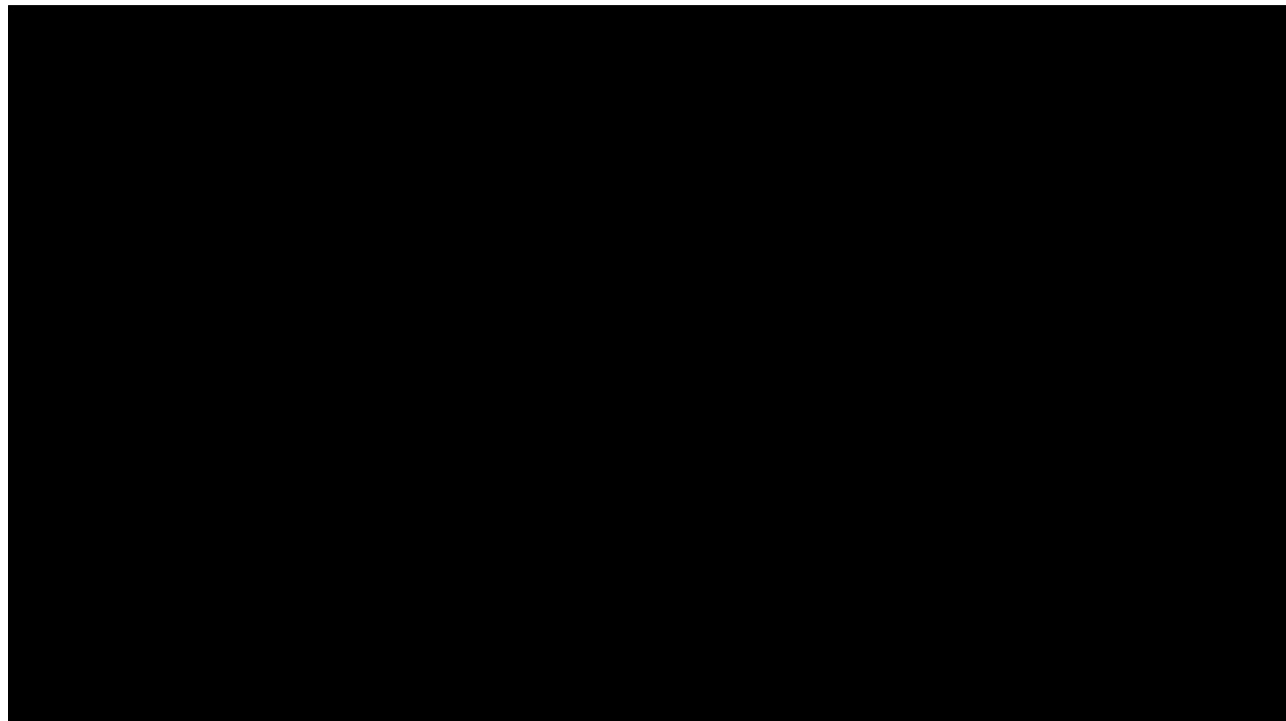
**CABARRUS COUNTY BOARD OF COMMISSIONERS
ANNUAL RETREAT
FEBRUARY 21-22, 2025**

ROWAN-CABARRUS COMMUNITY COLLEGE

Dr. Carol Spalding, President



1



2

2023-2028 Strategic Plan

+ Mission

Rowan-Cabarrus Community College improves lives and builds community through public higher education and workforce development.

+ Vision

Building sustainable futures through the power of learning.



3

2024-2025 Enrollment Numbers

54% of Rowan-Cabarrus' curriculum enrolled students are from Cabarrus County.

From 2019-2024, the College has seen an **overall growth of 3.3%.**

23% full-time enrollment

77% part-time enrollment



8,806 Curriculum Students
+ 13,619 Continuing Education Students
22,425 **TOTAL ROWAN-CABARRUS STUDENTS IN 2023-2024**

4



5



6



1,587
degrees, diplomas
and certificates
awarded in 2024

46% of 2024 graduates were from Cabarrus County.

More than 400 graduates participated in the ceremony, ranging in ages from 16 to 65.

7

Year in Review Nationally Recognized

**Top 3 in Exemplary
CEO/Board Relationship**




**Top 5 in Outstanding
College/Corporate
Partnership**






**ASPEN
PRIZE**
FOR COMMUNITY
COLLEGE EXCELLENCE
aspen institute

TOP 150

2025

8

College Station Opened 2018

Home to the Cosmetology, Esthetics, Manicuring and Continuing Education CNA programs.

Average of 215 students per semester served since opening in 2018.

Average of 46 clients per day served by students.



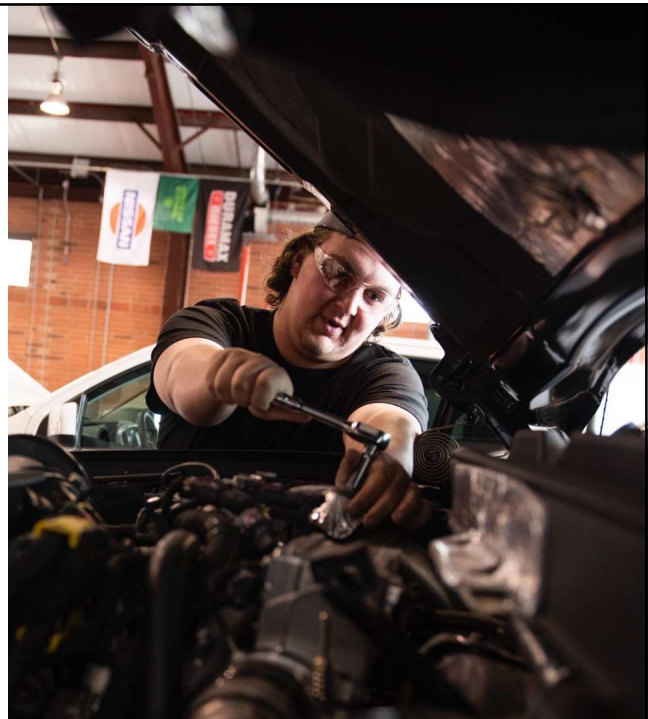
9

Cabarrus Business & Technology Center (CBTC) Opened 2005

Home of Air Conditioning, Heating & Refrigeration, Electrical Systems, Construction Management, Information Technology, and Motorsports.

Coming Soon:

- Awarded \$1.25 million from the Golden Leaf Foundation to upfit space at the Cabarrus Business & Technology Center (CBTC) to add the College's automotive program into Cabarrus County.



10

South Campus Opened 1990

Home of our HyFlex courses, transfer focus and new Welding program.

Increase in Technical Programs:

- Welding (increased from 11 to 81 students enrolled with 19 students on the waiting list)
- Basic Law Enforcement Training (BLET)
- Emergency Medical Services (EMS)/Emergency Medical Technician (EMT)
- Certified Nurse Aide



11

Dr. Carol S. Spalding Advanced Technology Center Opened 2021

Home of the Transferrable Engineering Degree, Cybersecurity, Mechatronics and more.

34% increase in students served through the Global Western Hemisphere training site for Okuma.

108 students trained in the RJG National Plastic Injection Molding Training Center, serving 47 national companies.

Since October 2021, Okuma and RJG have had reservations for 7,286 nights at hotels located within Kannapolis.



12

Biotechnology Building: Nursing and BioWork Opened 2010

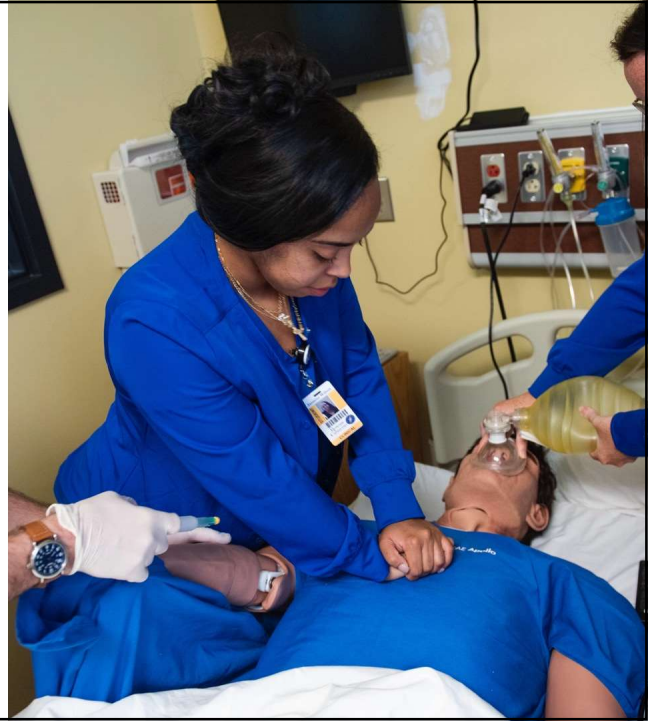
(Funded by State of N.C. 20-year Lease)

Served over 211 students annually in our three Nursing programs.

We anticipate starting our new evening ADN option in Fall 2025, beginning with 20 seats.

101 graduates

completed the program and received their certification since the program began in 2023.



13

Year in Review Work-Based Learning Success



**Kendrick Steele, Rowan-Cabarrus student and
2023 North Carolina Work Based Learning Student of the Year**

Our work-based learning program excels at preparing students for their careers.

North Carolina Work-Based Learning Student of the Year Winners

2019 – Hope Bovard, N.C. Music Hall of Fame

2021 – Trent Philips, Urbane Environment, Inc.

2022 – Aleah Abernathy, Turnkey Technologies

2023 – Kendrick Steele, Lutheran Services Carolinas

14

Year in Review

Small Business Center & Retail Lab



Held **58 free events**
for entrepreneurial education
with **408 attendees** at
the Cabarrus Center for
Innovation & Entrepreneurship.

88 participants

impacted through the Retail Lab Program
in partnership with the Flywheel Foundation
through a grant funded by Wells Fargo.



Brittany Burton, owner of The Resume House in Concord, worked with the Small Business Center to grow and expand her business.

15

Year in Review

New Second Chance Program at Cabarrus County Detention Center



Graduated the first class of
Certified Logistics Technicians at the
Cabarrus County Detention Center.

The 4-week course provides training and
certification that prepares graduates to
apply for sustainable employment when
they are released from incarceration.



16

Year in Review Apprenticeship Program



**Enrolled 186 students
in apprenticeship programs.**



17

Year in Review Public Service Training for Cabarrus County

- Provided 60,299 fire, law enforcement and emergency medical services students with 1,003,316 total training hours from 2020-2024.
- Renovated South Campus Building S202 Renovation project to provide a location for the College's law enforcement training programs in Cabarrus County.

**The Rowan-Cabarrus Public Service
Training enrollment is the
largest in North Carolina.**



18

Where We're Headed

New Workforce Innovation Center (South Campus)

- » \$47 million in approved funding from Cabarrus County.
- » Will support an AI Center of Excellence to meet industry workforce needs.
- » Anticipated to be a 55,000-square-foot, two-story building located on the undeveloped parcel across from South Campus.



19

We need your help to #NavigateForward to renovate, restore and reinvent the College's Cabarrus County locations through



**Land
Acquisition**



**Renovating
Current South
Campus Buildings**



**Constructing a
New Workforce
Innovation Center**

Strategic Priorities

20





**CABARRUS COUNTY BOARD OF COMMISSIONERS
ANNUAL RETREAT
FEBRUARY 21-22, 2025**

KANNAPOLIS CITY SCHOOLS

Dr. Chip Buckwell
Dr. Chris Triolo
Mr. Scott Rodgers



CABARRUS COUNTY COMMISSIONERS WORK SESSION

FEBRUARY 22, 2025

KCS VISION & MISSION



Vision

Valuing, inspiring, and supporting all students.

Mission

**To promote an environment that ensures
safety, community, equity, and growth.**

KCS FOUR PILLARS



Culture



Core Instruction



Support & Interventions



Multiple Measures of Success

KCS FOUR PILLARS

2020-25 STRATEGIC PLAN



2020-25 STRATEGIC PLAN

2024-25 AREAS OF FOCUS/GOALS



PRIORITIES

- Instruction
- Supplements & Staff Retention
- Safety
- Beginning Teacher Support
- KMS Transition
- Facilities & Growth

AREAS OF FOCUS

WHO ARE WE?



ENROLLMENT PER SCHOOL

A.L. Brown High School (ALB)	1,718
Kannapolis Middle School (KMS)	1,142
G.W. Carver Elementary School (GWC)	498
Jackson Park Elementary School (JPE)	488
Forest Park Elementary School (FPE)	475
Fred L. Wilson Elementary School (FLWE)	415
Shady Brook Elementary School (SBE)	329
North Kannapolis Elementary School (NKE)	271
McKnight Child Development Center (McK)	212

Total K-12	5,336
Total Including Pre-K	5,548

WHO ARE WE? | ENROLLMENT

WHO ARE WE?

Enrollment: 5,336 (75% reside in Cabarrus County) **Staff: 800**

DEMOGRAPHICS

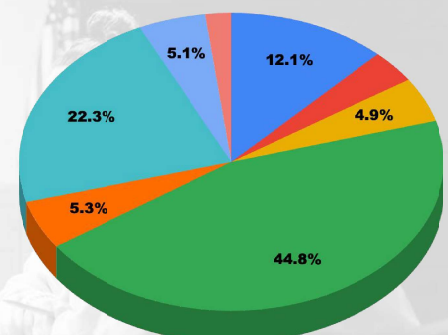
Hispanic	White	Black	Multi-racial
41%	24%	26%	8%

Economically Disadvantaged	Multilingual Language Learners	Special Education Services (EC)
70-75%	17%	14%

WHO ARE WE? | DEMOGRAPHICS & SOCIOECONOMICS

BACKGROUND ON FUNDING CATEGORIES

ALL FUNDS	REVENUE	% OF TOTAL FUNDING
Local - Cabarrus County	\$11,212,010.00	12%
Local - Rowan County	\$3,304,812.00	4%
Local - Fund 8	\$4,489,946.00	5%
State Funds	\$41,474,662.00	45%
Federal Funds	\$4,868,705.00	5%
Capital Funds	\$20,613,236.00	22%
School Nutrition	\$4,723,000.00	5%
Head Start	\$1,807,113.00	2%
TOTAL	\$92,493.484.00	100.00%



BACKGROUND ON FUNDING CATEGORIES

BACKGROUND ON CABARRUS COUNTY FUNDING

Instructional Services	\$8,318,055	63%
Charter Schools	\$743,914	6%
Technology Support Services	\$775,691	6%
Building Maintenance (Cabarrus County/ CCS/KCS agreement)	\$1,260,567	10%
Building Improvements–Small Capital (PayGo)	\$1,750,000	13%
Ground Maintenance	\$113,783	1%
Capital Outlay	\$100,000	1%
TOTAL	\$13,062,010	100.00%

BACKGROUND ON CABARRUS COUNTY FUNDING

INSTRUCTIONAL SERVICES

Utilities	\$1,563,810	19%
Insurance	\$449,000	6%
Personnel (teachers, local supplements, AP, principal, clerical, custodian, director)	\$4,335,457	52%
Supplies and Materials	\$1,278,171	15%
Other (local transportation, professional development, software, equipment)	\$691,617	8%
TOTAL	\$8,318,055	100.00%

BACKGROUND ON CABARRUS COUNTY FUNDING | INSTRUCTIONAL SERVICES

INSTRUCTIONAL SERVICES (continued)



Exceptional Children	\$650,000 - \$800,000
Personnel (supplements)	\$2,246,665

BACKGROUND ON CABARRUS COUNTY FUNDING | INSTRUCTIONAL SERVICES

ACADEMICS



2023-25 Goals

- 100% of schools in Kannapolis City will exceed growth expectations as measured by EVAAS
- The district-wide composite proficiency as measured by NC EOG and EOC assessments will increase by 7 percentage points
- 100% of educators will effectively implement core behavior practices as evidenced by a 10% reduction in office referrals
- Students will demonstrate improved social and emotional competence as evidenced by a 5% increase of students rated within the “typical” and “strength” ranges on the designated social and emotional screening assessment
- Each KCS school will reduce the % of chronically absent students by 10% and chronically absent staff members by 10% as measured by daily attendance

ACADEMICS

ACADEMICS | BIG ROCKS 2024-25



Big Rock 1:
Engaging and
Aligned Core
Instruction



Big Rock 2:
Data Driven
Problem Solving
and Decision
Making



Big Rock 3:
Student-Centered
Inclusive Culture



Big Rock 4:
Parent &
Community
Partnerships

ACADEMICS | BIG ROCKS

ACADEMICS | BIG ROCKS 2024-25



Big Rock 1:
Engaging and
Aligned Core
Instruction



Big Rock 2:
Data Driven
Problem Solving
and Decision
Making

- Director of Secondary Education
- Student Centered Coaching
- Core Curriculum Adoption: Core Knowledge K-2
- Instructional Resources: Formative, Newsela, Letterland, Hegerty
- English-Language Learners - Coordinator
- MTSS Coordinator
- Exceptional Children - Contract Services

BIG ROCKS 1 & 2 EFFORTS

ACADEMICS | BIG ROCKS 2024-25

- Mental Health Support
- School Support Personnel: School Psychologist, Social Worker, Counselor
- Instructional Resources: DESSA / Second Step
- Website Refresh - Finals site
- KCS Rises
- Director of Federal Programs, CTE, and Community Engagement



Big Rock 3:
Student-Centered
Inclusive Culture



Big Rock 4:
Parent &
Community
Partnerships

BIG ROCKS 3 & 4 EFFORTS

ACADEMICS | TECHNOLOGY

- Refresh of student devices (iPads) in K-5
- Refresh of teacher devices at both KMS campuses
- Continued partnership with Cabarrus County Government to support network
- Maintenance of Google Workspace for Education accounts for students and staff as well as IT support tools
- Maintenance of account creation and monitoring tools
- Purchase of learning management systems for students in grades 3-12
- Support for state-adoption of Infinite Campus

ACADEMICS | TECHNOLOGY

SMALL CAPITAL PROJECTS

Life Safety Improvements

- Access Control/Camera Upgrades-ALB and KMS
 - Large portion of the project was grant funded
- Blinds Replacement (w/window tint)-Elementary Schools
- Verkada Intercoms-ALL Schools

Floor/Paint/Concrete

- Replacing VCT Flooring/Carpet
 - FP, JP, NKE, KMS 6
- Flooring Scheduled to Replace
 - FLW-K/1 Classrooms
- Concrete-ALB Student drop off
- Interior Painting-1/3 of GWC classrooms

Building Improvements

- Digital Marquee KMS 6
- Playground Improvements-FP, NKE
- Outdoor Classroom Sunshade-NKE
- Tankless water heaters-FLW, ALB, KMS

Technology Infrastructure

- System wide-Promethean boards (as needed)
- System wide-TV replacement (as needed)
- Intercom retrofit-NKE

SMALL CAPITAL PROJECTS

CIP/DEFERRED MAINTENANCE PROJECTS

In Progress

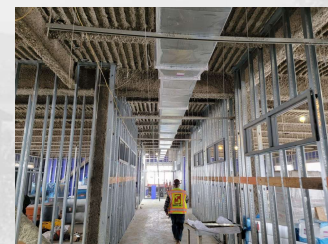
- **GWC Chiller Replacement**
 - Under contract with Daikin
 - Chiller has been ordered
- **Shady Brook Front Parking Lot**
 - Design nearing completion
 - Proceed either Spring Break or end of May
- **North Kannapolis Roof Replacement**
 - In the design phase with Cabarrus County Maintenance taking the lead
- **ALB Water Pipe replacement/abatement**
 - In the design phase with Cabarrus County Maintenance taking the lead

CIP/DEFERRED MAINTENANCE PROJECTS

LARGE CAPITAL PROJECTS

In Progress

- **Fred L. Wilson - \$14,000,000** (18 new classrooms, larger media center, and renovation of 1960's building)
 - **Interior**
 - In-wall and overhead rough-ins are on schedule
 - **Exterior**
 - Building substantially dried in with roof membrane and temporary windows
 - Brickwork has begun with permanent windows to follow
 - **Renovation**
 - Boiler room has been established
 - Major part of renovation will begin spring break and remainder will be done this summer
- **Forest Park HVAC - \$6,000,000**
 - Has passed DPI review and is currently in the permitting phase and under Cabarrus County review
 - Should be bidding out to subs soon



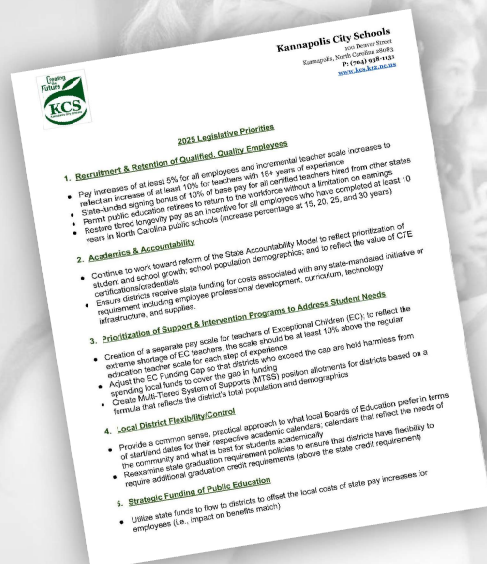
LARGE CAPITAL PROJECTS

OUR PROCESS

Internal Planning and Communication

- **Ongoing** - Gather stakeholder feedback - Close-out 2025; Challenges 2026; Priorities 2026
- Established a weekly meeting time with core team to assess/track progress of budget review
- Updated the KCS Board of Education (January meeting)
- Discussed proposed changes with cabinet/KCS Leadership Team
- Presented to KCS Board of Education (February meeting)
- Communicate changes to district

LEGISLATIVE PRIORITIES



- Recruitment & Retention of Qualified, Quality Employees
- School Performance Grade (SPG) Redesign
- Prioritization of Support & Intervention Programs to Address Student Needs
- Local District Flexibility/Control
- Strategic Funding of Public Education

KCS 2026 LEGISLATIVE PRIORITIES

WHAT'S NEXT?

Action Steps to Close-Out FY 2025

- Implementation of a soft hiring freeze on Central Office and non-student facing positions
- Communicate reductions in a timely manner and move existing staff to permanent positions with an emphasis to protect student-facing essential positions
- Continue existing efficiencies tied to travel and non-instructional purchases
- Review all grant submissions and grant rewards to ensure effective and efficient use of funds
- Explore creative cost-savings (e.g., months of employment options)
- Explore curricular options for 6-12 ELA and mathematics in preparation for a curriculum adoption
- Implement creative incentives for time and valuing employees (other than monetary compensation)

WHAT'S NEXT? | ACTION STEPS TO CLOSE-OUT FY 2025

REDUCTIONS AND EFFICIENCIES



AREA/POSITION	LOCAL BUDGET SAVINGS
Director	\$178,000
Coordinators	\$200,000
Assistant Principals	\$390,000
Transportation	\$59,000
Teacher Assistants	\$94,000
Clerical	\$280,000
Custodians	\$165,000
Non-Core Teachers	\$225,000
Support Services	\$91,000

WHAT'S NEXT? | REDUCTIONS AND EFFICIENCIES

CHALLENGES FOR FY 2026

- Growth projections
- EC funding cap and annual deficit from the cap
- Vacancies and the costs incurred - contract positions
- State unfunded mandates
- Utility costs
- District costs related to insurance/retirement for employees
- Core curricular materials for grades 6-12 ELA and mathematics



THEMES FOR FY 2026

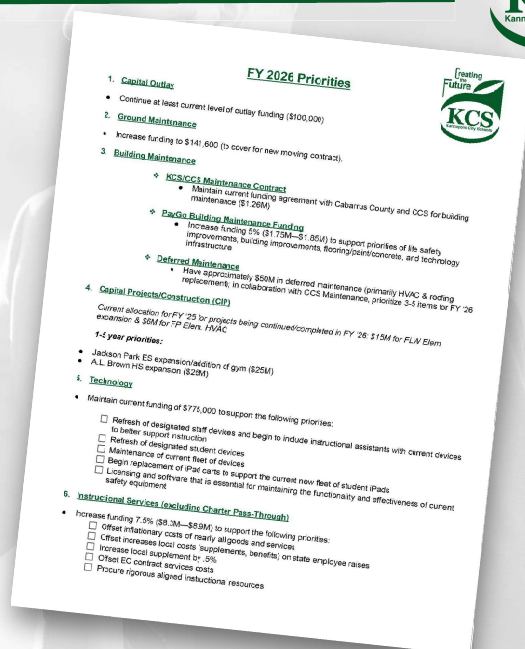


- Demonstrate fiscal responsibility and accountability
- Safe and conducive learning environments
- Access to a highly qualified educator in every setting
- Aligned and rigorous instructional materials

THEMES FOR FY 2026

FY 2026 PRIORITIES

- Address increase in enrollment with facility expansion and upgrades
- An increase to cover inflationary costs, supplement increase, local costs of state employees, expansion of curricular materials, and additional charter school costs
- Maintain funding to support technology infrastructure
- One-time funding support for contract positions to support EC classrooms



FY 2026 PRIORITIES



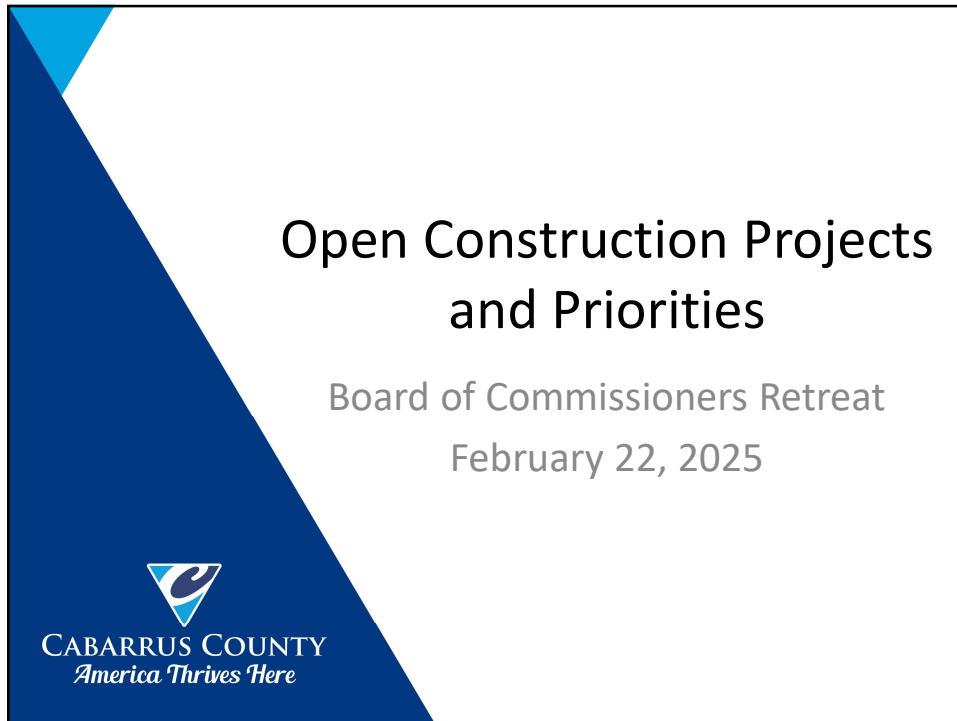
Q & A



**CABARRUS COUNTY BOARD OF COMMISSIONERS
ANNUAL RETREAT
FEBRUARY 21-22, 2025**


**COMMUNITY INVESTMENT FUND FORECAST AND
PROJECT PRIORITIZATION**

Kelly Sifford, Deputy County Manager
Michael Miller, Director of Design & Construction



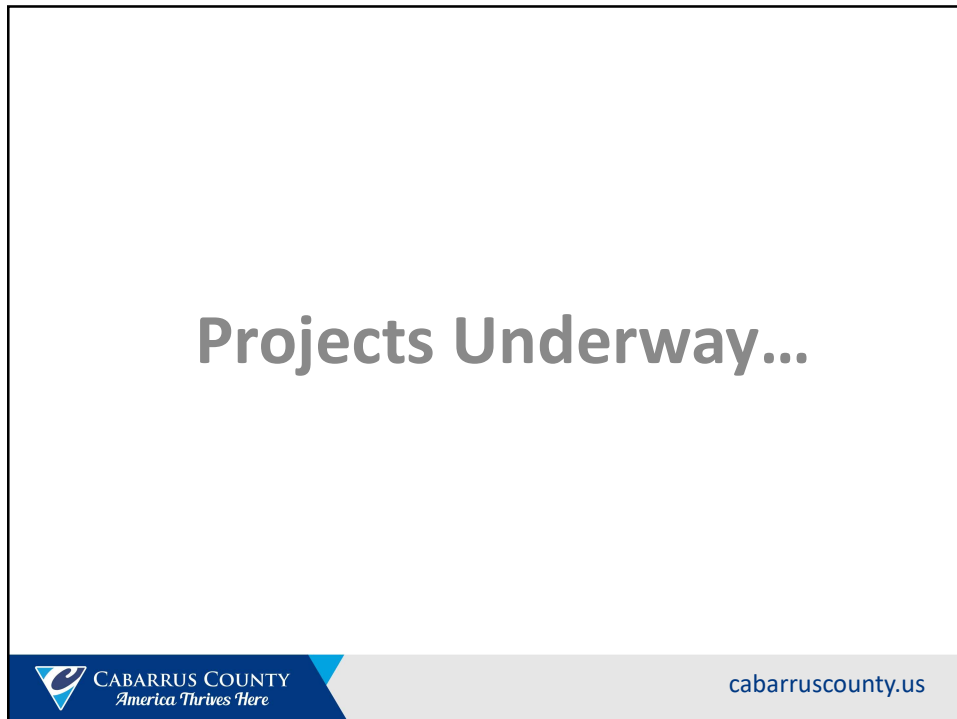
Open Construction Projects
and Priorities

Board of Commissioners Retreat
February 22, 2025




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Projects Underway...



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2

- Behavioral Health Center

Open Project Update

Behavioral Health Center

- Grading and utility work is underway
- Building pad is being constructed
- Footings will be constructed toward the end of February
- Project is approximately 20% complete and is currently on schedule.



3

- Afton Library and Active Living Center

Open Project Update

Afton Library and Active Living Center

- Completing punch list currently
- Awaiting furniture delivery
- Shelving books currently
- Project is approximately 99% complete and came in ahead of schedule and within budget.



4

• Governmental Center Basement Renovation

Open Project Update

Governmental Center Basement Renovation

- Project is complete and is on schedule and under budget.
- Staff will begin moving into the space in late February .



• The Cabarrus County Department of Social Services at Progress Place

Open Project Update

The Cabarrus County Department of Social Services at Progress Place

- Staff has engaged architect and are working on detailed design plans.
- RFQ is out for Construction Manager at Risk for the project.
- General scope of work:
 - Installation of front service counter
 - HVAC replacements
 - ADA accommodation work
 - Electrical, low voltage and network updates
 - Painting, flooring and lighting updates
 - New signage
 - Repaving upon completion of the BHUC
 - Roofs
- Schedule for occupancy will be identified after key milestones in the project are identified.
- Lease for Cannon Building will expire May 2027.



Adopted FY 2024-2025 CIP

FY24-FY32 Capital Improvement Plan (CIP)- Debt Funded Projects					
Project Name	FY24	PROJECT LEGEND:			
		General Government			
		Cabarrus County Schools			
		Kannapolis City Schools			
Rowan Cabarrus Community College					
Estimated project cost pending programming					
		FY26	FY28	FY30	FY32 or later
Public Safety Training Facility	70,000,000				
New Elementary School (Harrisburg or northwest Cabarrus)	50,600,000				
New Elementary School (Replace Beverly Hills/Coltrane Webb ES)	50,600,000				
Workforce innovations Center	47,000,000				
Behavioral Health Facility	20,000,000				
Social Services Facility- Renovations Only	20,000,000				
Public Library and Active Living Center at Afton Ridge	15,000,000	10,356,364			
Fred L. Wilson Elementary School Addition	14,000,000				
Mary Frances Wall Renovation	11,000,000				
Opportunity School	9,500,000				
Concord High School HVAC Replacement	9,000,000				
Forest Park Elementary School HVAC Replacement	7,000,000				
S203 Renovations	7,000,000				
Weddington Hills Elementary School HVAC Replacement	7,000,000				
HVAC Replacement at South Campus	5,335,000				
Hickory Ridge High School Roof Replacement	2,550,000				
Cox Mill Elementary School Roof Replacement	2,500,000				
Wolf Meadow Elementary School Roof Replacement	2,000,000				
Northwest High School Replacement		TBD			
New Elementary School (Harrisburg or northwest Cabarrus)		TBD			
Central Cabarrus High School Replacement			TBD		
New Elementary School (TBD)			TBD		
New Southeast High School				TBD	
Deferred Maintenance		TBD	TBD	TBD	TBD
TOTAL	350,085,000	10,356,364	-	-	-
CAPACITY	350,085,000	49,643,636	60,000,000	60,000,000	60,000,000



7

Future CIP Projects Identified on FY 2024-2025 CIP

KNOWN PROJECTS PENDING PRIORITIZATION

A.L. Brown High School Renovations					
Jackson Park Elementary School Addition/HVAC/Roof					
Building S203 Renovations					
South Campus Parking Lot Repaving					
Workforce Innovations Center					
Animal Shelter Replacement & Household Hazardous Waste Facility					
IAM - Grounds Maintenance Building Replacement					
Parks - Camp Spencer Shelters and Renovations					
Parks - Chester					
Parks - Frank Liske Park Turf Soccer Fields					
Parks - Rob Wallace Park					
Parks - St. Stephens					
Parks - Vietnam Veterans					
Public Library and Active Living Center at Concord (Renovations)					
Public Library and Active Living Center at Harrisburg					
Public Library and Active Living Center at Kannapolis					
Public Library and Active Living Center at Midland					



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Future County CIP Projects Prioritized by Staff and/or Board of Commissioners



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Frank Liske Park Second Entrance

- Using existing farm roadbed
- Will cross a stream
- Necessity due to single access to the park crossing a railroad spur that will become active again in the next 2-3 years.
- OPCC- approximately \$5 million dollars



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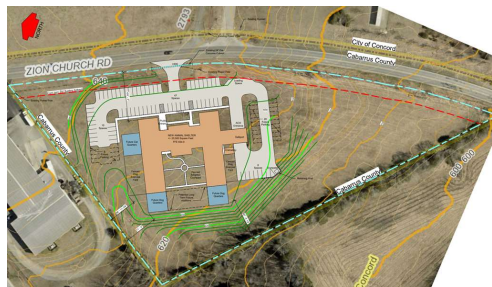
Vietnam Veterans Park Boardwalk

- Boardwalk is sinking and is unlevel
- Replacement or elimination of the amenity is necessary.
- Estimated Cost of \$500,000 to replace



Animal Shelter Replacement

- Current facility is aged and overcrowded.
- Property purchased last year for the project.
- Sewer allocation will need to be obtained.
- Estimated Cost of \$500- \$550 square foot to replace.



Concord Library Renovations

- Allow staff to have better line of sight to all areas of the library for better safety.
- Alley renovations could be included in this project to provide a safer access from the parking deck.



FY 25 Capital Improvement Plan (CIP) – PayGo Projects

FY25-FY29 Capital Improvement Plan (CIP) Pay-As-You-Go (PAYGO)

PROJECT LEGEND:	
General Government	
Cabarrus County Schools	
Kannapolis City Schools	
Rowan Cabarrus Community College	

Project Name	FY25	Actuals	
Deferred Maintenance	7,900,000	TBD	
Startup Costs for Library and Active Living Center at Affton/Mt. Pleasant	4,424,000		
Deferred Maintenance	2,750,000	TBD	
Fuel Tanks	1,400,000		
Television and SMART Board Replacements	1,300,000		
Parks - Frank Like Overflow Parking	1,275,000		
Landscaping Renovations at Governmental Center	1,030,000		
Deferred Maintenance	1,000,000	TBD	
Critical One-time Purchases	579,000		
Security Cameras	870,000		
Sheriff - Midland Communications Tower Entrance Road Repair	550,000		
Replace Water Pipes- AL Brown	500,000		
Interior ADA Bathroom Renovations at Governmental Center	450,000		
IAM - Operation Center Roof Replacement	325,000		
Enterprise Physical Security Infrastructure	323,000		
Arena - Asphalt Repair	320,000		
Sheriff - Special Response Team Armored Van	173,500		
Parks - Playground Replacements/Renovations	110,000		
Sheriff - Training & Firing Range Repairs	100,000		
Portable Generator Replacements	400,000		
GC Basement	1,000,000	173,000	
Grounds Maintenance Building Replacement	800,000		
TOTAL PROJECTS	27,579,500	173,000	
REMAINING FUNDS	14,323		

Top 36 projects
Startup costs plu
Slide 24 and 25 p

CIP Fund - Debt Capacity

FY 24 LOBS=
\$417 Million

Projected FY
26 Capacity
=\$100 Million

Projected FY
28 Capacity =
\$60 Million



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Questions ?



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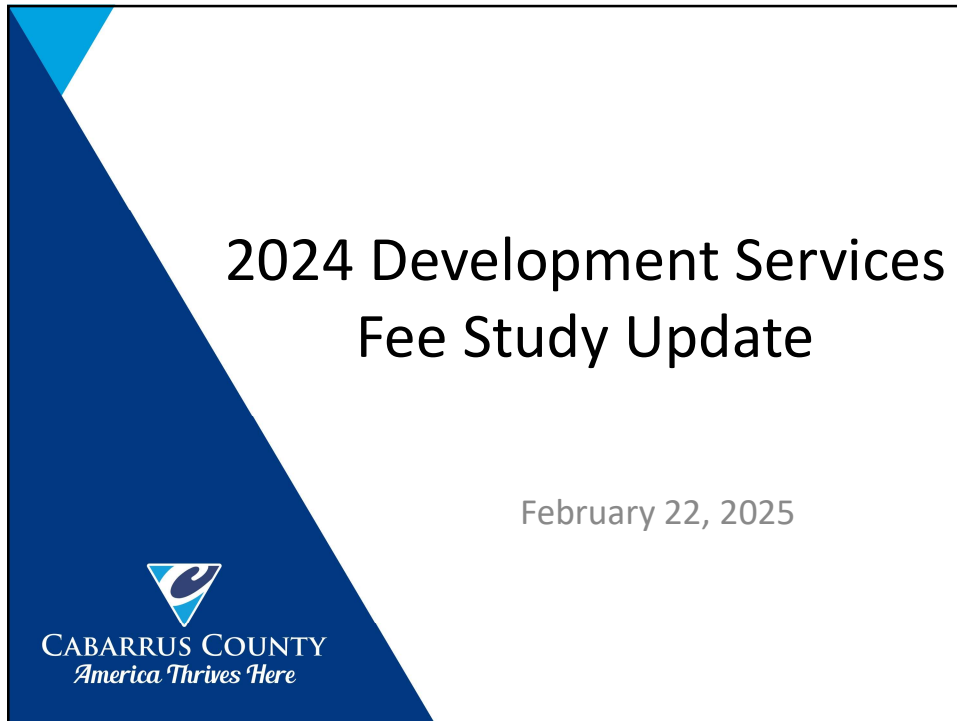
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**CABARRUS COUNTY BOARD OF COMMISSIONERS
ANNUAL RETREAT
FEBRUARY 21-22, 2025**


FEE STUDY PRESENTATION

Matt Love, Construction Standards Director
Jacob Thompson, Chief Fire Marshal
Susie Morris, Planning & Development Director



2024 Development Services
Fee Study Update

February 22, 2025



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Departments

- Construction Standards
- *Planning and Development*
- *Fire Marshals Office*



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Construction Standards

- *Prior to 2020- Permit Fees were "Valuation-based"*
 - *Each trade permit was separate fee*
 - *Estimated Value given by customer*
- *January 2020- Permit Fees went to "Cost-based"*
 - *Blanket Permit- 1 Permit Fee*
 - *Based on Occupancy of structure and square footage*
- *January 2023- Adjustments on itemized Permit Fees*
 - *Bathroom remodels, patio covers, storage shed, expired permits*
- *Present- Updated 2020 Permit Fee Schedule*
 - *Adjusted hours R-2 Multi-Family*



3

A-2 (Restaurants and banquet halls)- Complete

Appendix 2B- Page 1 of 6

Outback Steakhouse
4694 sq ft

Current Permit Fee- \$2,756.93

Proposed Permit Fee- \$3,828.93

*Includes all trade permits (Electrical, Mechanical and Plumbing), Plan Review & Inspections

Fee # *	ICC (UBC) Use Type	Occupancy **	Size Basis (square feet)	PLAN CHECK		INSPECTION		TOTAL	
				Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***
			500	\$ 774	\$ 0.12804	\$ 1,731	\$ 0.33500	\$ 2,505	\$ 0.48104
			2,000	\$ 963	\$ 0.04455	\$ 2,234	\$ 0.19039	\$ 3,196	\$ 0.23494
7	A-2	Assembly (Restaurants and banquet halls)- Complete	5,000	\$ 1,096	\$ 0.02419	\$ 2,805	\$ 0.15112	\$ 3,901	\$ 0.17532
			10,000	\$ 1,217	\$ 0.01871	\$ 3,561	\$ 0.04151	\$ 4,778	\$ 0.06022
			25,000	\$ 1,498	\$ 0.05991	\$ 4,183	\$ 0.16733	\$ 5,681	\$ 0.22725



4

B (Offices, Medical, Professional,etc)- Upfit

Appendix 2B-Page 2 of 6

Dentist Office
2,100 sq ft

Current Fee- \$1591.63

Proposed Fee- \$2,269.93

*Includes all trade permits (Electrical, Mechanical and Plumbing), Plan Review & Inspections

Fee # *	ICC (UBC) Use Type	Occupancy **	Size Basis (square feet)	PLAN CHECK		INSPECTION		TOTAL	
				Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***
			150	\$ 383	\$ 0.24956	\$ 1,005	\$ 0.59254	\$ 1,388	\$ 0.84210
			600	\$ 495	\$ 0.03192	\$ 1,272	\$ 0.33397	\$ 1,767	\$ 0.36589
15	B	Offices, Medical, Professional, etc. - Upfit	1,500	\$ 524	\$ 0.02170	\$ 1,572	\$ 0.26818	\$ 2,096	\$ 0.28989
			3,000	\$ 557	\$ 0.03343	\$ 1,975	\$ 0.07214	\$ 2,531	\$ 0.10557
			7,500	\$ 707	\$ 0.08426	\$ 2,299	\$ 0.30655	\$ 3,006	\$ 0.40081

5

R-2 (Multi-Family)- Complete

Appendix 2B-Page 4 of 6

3 Story Apartment Building
24 Units
26,800 sq ft

Current Fee- \$4,831.78

Proposed Fee- \$8,460.93

*Includes all trade permits (Electrical, Mechanical and Plumbing), Plan Review & Inspections

Fee # *	ICC (UBC) Use Type	Occupancy **	Size Basis (square feet)	PLAN CHECK		INSPECTION		TOTAL	
				Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***
			1,500	\$ 1,053	\$ 0.06492	\$ 3,427	\$ 0.23139	\$ 4,480	\$ 0.29631
			6,000	\$ 1,345	\$ 0.01450	\$ 4,468	\$ 0.13129	\$ 5,814	\$ 0.14579
42	R-2	Multi-Family -Complete	15,000	\$ 1,476	\$ 0.00847	\$ 5,850	\$ 0.10466	\$ 7,126	\$ 0.11313
			30,000	\$ 1,603	\$ 0.00911	\$ 7,220	\$ 0.02784	\$ 8,823	\$ 0.03695
			75,000	\$ 2,013	\$ 0.02684	\$ 8,473	\$ 0.11297	\$ 10,486	\$ 0.13981

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S-1 (Moderate Hazard)- Shell

Appendix 2B-Page 3 of 6

Distribution Warehouse- Spec Building
325,000 sq ft

Current Fee- \$5,547.25

Proposed Fee- \$7,667.25

*Includes all trade permits (Electrical, Mechanical and Plumbing), Plan Review & Inspections

Fee # *	ICC (UBC) Use Type	Occupancy **	Size Basis (square feet)	PLAN CHECK		INSPECTION		TOTAL	
				Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***
			5,000	\$ 721	\$ 0.01301	\$ 1,881	\$ 0.03635	\$ 2,602	\$ 0.04936
			20,000	\$ 916	\$ 0.00310	\$ 2,426	\$ 0.02063	\$ 3,343	\$ 0.02373
			50,000	\$ 1,009	\$ 0.00179	\$ 3,045	\$ 0.01644	\$ 4,055	\$ 0.01623
34	S-1	Storage (Moderate Hazard) - Shell	100,000	\$ 1,099	\$ 0.00184	\$ 3,867	\$ 0.00437	\$ 4,966	\$ 0.00621
			250,000	\$ 1,374	\$ 0.00550	\$ 4,523	\$ 0.01609	\$ 5,896	\$ 0.02359

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R-3 Custom or Model Single Family Dwelling

Appendix 2B-Page 5 of 6

Custom Home
3,200 sq ft

Current Fee- \$2,077.16

Proposed Fee- \$2,659.96

*Includes all trade permits (Electrical, Mechanical and Plumbing), Plan Review & Inspections

Fee # *	ICC (UBC) Use Type	Occupancy **	Size Basis (square feet)	PLAN CHECK		INSPECTION		TOTAL	
				Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***
			500	\$ 742	\$ 0.09096	\$ 1,073	\$ 0.38002	\$ 1,815	\$ 0.45097
			1,000	\$ 787	\$ 0.06874	\$ 1,253	\$ 0.27022	\$ 2,041	\$ 0.33896
64	R-3	CUSTOM OR MODEL SINGLE FAMILY DWELLING	2,500	\$ 890	\$ 0.04245	\$ 1,659	\$ 0.11606	\$ 2,549	\$ 0.15852
			5,000	\$ 996	\$ 0.03010	\$ 1,949	\$ 0.05953	\$ 2,945	\$ 0.08963
			10,000	\$ 1,147	\$ 0.11469	\$ 2,247	\$ 0.22498	\$ 3,393	\$ 0.33935

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R-3 Single Family Repeat

Appendix 2B-Page 5 of 6

Production Builder
3,200 sq ft

Current Fee- \$1,443.59

Proposed Fee- \$1,861.62

*Includes all trade permits (Electrical, Mechanical and Plumbing), Plan Review & Inspections

Fee # *	ICC (UBC) Use Type	Occupancy **	Size Basis (square feet)	PLAN CHECK		INSPECTION		TOTAL	
				Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***
			500	\$ 218	\$ 0.00675	\$ 995	\$ 0.33300	\$ 1,213	\$ 0.33975
			1,000	\$ 221	\$ 0.01674	\$ 1,161	\$ 0.25059	\$ 1,383	\$ 0.26733
65	-	Single Family - REPEAT	2,500	\$ 247	\$ 0.00315	\$ 1,537	\$ 0.10773	\$ 1,784	\$ 0.11068
			5,000	\$ 254	\$ 0.00623	\$ 1,807	\$ 0.05533	\$ 2,061	\$ 0.06155
			10,000	\$ 286	\$ 0.02856	\$ 2,083	\$ 0.20833	\$ 2,369	\$ 0.23689

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R-3 Single Family Duplex

Appendix 2B-Page 5 of 6

Duplex
2,300 sq ft

Current Fee- \$1,483.51

Proposed Fee- \$1,899.76

*Includes all trade permits (Electrical, Mechanical and Plumbing), Plan Review & Inspections

Fee # *	ICC (UBC) Use Type	Occupancy **	Size Basis (square feet)	PLAN CHECK		INSPECTION		TOTAL	
				Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***
			500	\$ 603	\$ 0.07138	\$ 796	\$ 0.26704	\$ 1,399	\$ 0.33843
			1,000	\$ 639	\$ 0.05497	\$ 929	\$ 0.20023	\$ 1,568	\$ 0.25520
68	-	Single Family Duplex	2,500	\$ 721	\$ 0.03331	\$ 1,229	\$ 0.08598	\$ 1,951	\$ 0.11929
			5,000	\$ 805	\$ 0.02397	\$ 1,444	\$ 0.04407	\$ 2,249	\$ 0.06804
			10,000	\$ 925	\$ 0.09248	\$ 1,665	\$ 0.16647	\$ 2,589	\$ 0.25893

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R-3 Single Family Townhome

Appendix 2B-Page 5 of 6

Townhome Unit
2,000 sq ft

Current Fee- \$1,507.99

Proposed Fee- \$1,930.85

*Includes all trade permits (Electrical, Mechanical and Plumbing), Plan Review & Inspections

Fee # *	ICC (UBC) Use Type	Occupancy **	Size Basis (square feet)	PLAN CHECK		INSPECTION		TOTAL	
				Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***
			300	\$ 803	\$ 0.11897	\$ 722	\$ 0.40389	\$ 1,526	\$ 0.52286
			600	\$ 639	\$ 0.09161	\$ 844	\$ 0.30307	\$ 1,483	\$ 0.39468
69	-	Single Family Townhomes	1,500	\$ 721	\$ 0.05552	\$ 1,116	\$ 0.13018	\$ 1,838	\$ 0.18570
			3,000	\$ 805	\$ 0.03998	\$ 1,312	\$ 0.06875	\$ 2,116	\$ 0.10671
			6,000	\$ 925	\$ 0.15410	\$ 1,512	\$ 0.25197	\$ 2,438	\$ 0.40607

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R-3 Single Family Remodel/Upfit

Appendix 2B-Page 5 of 6

2,000 sq ft

Current Fee- \$899.10

Proposed Fee- \$1,163.37

*Includes all trade permits (Electrical, Mechanical and Plumbing), Plan Review & Inspections

Fee # *	ICC (UBC) Use Type	Occupancy **	Size Basis (square feet)	PLAN CHECK		INSPECTION		TOTAL	
				Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***
			500	\$ 87	\$ 0.00928	\$ 750	\$ 0.25568	\$ 837	\$ 0.26597
			1,000	\$ 92	\$ 0.00550	\$ 878	\$ 0.18767	\$ 970	\$ 0.19337
70	-	Single Family Remodel / Upfit (whole house)	2,500	\$ 100	\$ 0.00433	\$ 1,160	\$ 0.08006	\$ 1,260	\$ 0.08439
			5,000	\$ 111	\$ 0.00255	\$ 1,360	\$ 0.04049	\$ 1,471	\$ 0.04304
			10,000	\$ 124	\$ 0.01238	\$ 1,563	\$ 0.15625	\$ 1,686	\$ 0.16863

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Miscellaneous Items

Appendix 2C

6 New Fee Items

- Daycare- \$247.41
- ABC Permit-\$240.64
- Existing Certificate Of Occupancy -\$69.98
- Licensed Care Facility- Group Homes-\$247.41
- Accessory Dwelling Unit- \$517.93- all trades, plan review, inspections
- Modular Classrooms-\$452.25



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Miscellaneous Items

Appendix 2C

Cell Phone Tower- Current \$347.76 Proposed \$442.34

Structural Repair- Current \$309.70 Proposed \$403.19

Kitchen Remodel- Current \$300.12 Proposed \$391.26

Retaining Wall- Current \$327.57 Proposed \$419.30

Signs- Pole- Current \$288.03 Proposed \$371.55

Signs- Wall- Current \$282.27 Proposed \$364.21

Residential Pool- Current \$370.73 Proposed \$481.58



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MPE Items

Appendix 2D

Base Fee + Permit Item= Permit Cost

Heat Pump Changeout- Current \$125.11 Proposed \$161.26

Water Heater Changeout- Current \$111.12 Proposed \$143.44

Electrical Residential Reconnect- Current \$131.69 Proposed \$169.65

Electrical Temporary Power- Current \$193.40 Proposed \$248.26



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Timeline

- February 22, 2025- Present to Board for feedback
- April 7, 2025- Staff to present to Board at Work Session
- Proposed Effective Date- July 1, 2025

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2024 Fire Services Fee Study Update

February 22, 2025



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Areas of Responsibility Related to Fees and Fines

- All unincorporated areas of Cabarrus County, Town of Midland, Town of Mt. Pleasant, City of Locust (inside of Cabarrus County).
- Fire Inspections and related enforcement as required by NCGS, NC Fire Code, and Cabarrus County Ordinance to include re-inspection and follow up.
- Plan review and inspection of all new or renovated buildings and systems under purview of the NC Fire Code.
- State Licensure Inspections (Nursing homes and Daycares)
- Review and Inspection of Subdivisions for NC Fire Code compliance.
- Foster Care and Group Home Inspections



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Areas of Responsibility Related to Fees and Fines

- Additional Permits and inspections as required by NC Fire Code
 - Special Events, Carnivals and Fairs, Trade Shows, Explosives, Flammable Liquids Storage, Fireworks and Pyrotechnics, Blasting, Tents and Membrane Structures, Fire Suppression and Sprinkler Systems, Fire Alarm Systems, ABC Inspections, Food Truck Inspections.
- Open Burning Enforcement
- Additional non-fee Responsibilities
 - Emergency Response
 - Fire department coordination to include budgets, contracts, ordinance, financial statements, staffing grant and ISO compliance.
 - Fire Origin and Cause Investigations
 - Fire Education and community risk reduction
 - Emergency Management Assistance



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Key Findings & Considerations

• **100% of fire-related fees are currently underpriced**, requiring subsidies from general funds and taxpayers.

• **Annual Cost vs. Revenue for Fire Prevention**

- **Total Cost of Fire-Related Services:** \$143,000
- **Current Revenue from Fire Fees:** \$35,000-\$65,000
- **Annual Deficit (Subsidy Required):** \$78,000-\$108,000
- **Current Cost Recovery Rate:** 25%-45%

• **Largest deficits** exist in **miscellaneous fire items (inspections, system plan reviews, special permits, etc.)**.

• **Potential fee adjustments could recover up to \$78,000-\$108,000 in additional revenue** to close the budget gap.

• **Fire marshal position is overutilized**, with current staffing levels unable to meet service demands within standard billable hours.



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What is our Goal?

- Cost Recovery Or Cost Subsidy?
- If our goal is only to subsidize the general fund and taxpayer dollars, to what extent are we doing so?



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2024 Identified New Fees and Fines

- Food Truck Inspection Fee (\$50)
 - Recommend holding off due to new implementation
- Recurring Violations of provisions set forth in the most current edition of the International Fire Prevention Code, NC Amendments (\$100)
- Failure to Maintain Life Safety Equipment (\$250.00)
- Violation of a Stop Work Order (\$250 Each Day)
- Violation of an Order to Vacate or Abate (\$250 Each Day)
- Not obtaining a permit as required by NC Fire Code or Local Ordinance (\$250)



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Examples of Possible Increases

Fee Service Information			Total Full Cost Results (Unit)			
Fee #	Fee Title	Annual Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
44	Plan review Re-Submittal (Applies to New Const, Upfit & Multi Family Construction) - per review	0.0	\$ 50.00	\$ 221.42	\$ (171.42)	23%
45	Re-inspection Fee (Third visit & each re-inspection after) for annual inspections only.	24.0	\$ 50.00	\$ 304.87	\$ (254.87)	16%
46	Special Event Plan Review & Inspection Fee	8.0	\$ 300.00	\$ 1,463.87	\$ (1,163.87)	20%
3	Carnivals and Fairs	1.0	\$ 300.00	\$ 1,462.63	\$ (1,162.63)	21%
7	Fire Alarm System Plan Review & Acceptance Testing Fee - First 5,000 square feet	7.0	\$ 300.00	\$ 705.57	\$ (405.57)	43%
12	Firework Display(s) & Pyrotechnic Special Effects: Indoor / Outdoor (Each Day)	2.0	\$ 300.00	\$ 817.49	\$ (517.49)	37%
20	Sprinkler System Plan Review & Acceptance Testing Fee - First 5,000 square feet	7.0	\$ 300.00	\$ 932.14	\$ (632.14)	32%
27	Certificate of Compliance Inspection	10.0	\$ 50.00	\$ 244.94	\$ (194.94)	20%
28	Temp. Power Inspection	5.0	\$ 50.00	\$ 256.74	\$ (206.74)	19%
35	Environmental Survey Fee	4.0	\$ 25.00	\$ 204.02	\$ (179.02)	12%
36	Foster Care Inspection	16.0	\$ 40.00	\$ 249.98	\$ (209.98)	16%
37	Group Home Inspection	6.0	\$ 75.00	\$ 220.90	\$ (145.90)	34%
38	Hydrant Flow Test (Per Hydrant)	6.0	\$ 50.00	\$ 476.18	\$ (426.18)	11%



Possible Options

1. Full Cost Recovery Approach

- Adjust all fees to **100% of the calculated cost** for each service.
- **Potential Revenue Increase:** Up to **\$1.06 million annually**.
- **Pros:** Eliminates subsidies, ensures fairness, and aligns fees with actual service costs.
- **Cons:** **Significant fee increases** may cause pushback from residents, businesses, and developers.

2. Phased-In Fee Adjustments

- Increase fees **incrementally over multiple years** to ease financial impact.
- Example: **Raise fees 20-30% per year** until full cost recovery is reached.
- **Pros:** More politically and economically feasible, reduces immediate financial strain on applicants.
- **Cons:** **Delays full cost recovery**, requiring ongoing subsidies from the general fund during transition.



Possible Options

3. Cost Recovery Tiers (Hybrid Model)

- Establish **different cost recovery rates** based on service type and public benefit.
- Example:
 - **High-priority services** (e.g., commercial plan reviews, large-scale inspections): Closer to 100% cost recovery.
 - **Community-benefit services** (e.g., residential zoning permits, minor remodels, certain fire inspections): Lower recovery, partially subsidized.
- **Pros:** Maintains affordability for essential services while improving revenue in high-demand areas.
- **Cons:** Requires careful categorization and **may still leave funding gaps**.

4. Targeted Fee Adjustments for Largest Deficits

- Focus on **services with the highest subsidy rates** rather than across-the-board increases.
- Example:
 - **Planning & Zoning:** Increase fees for temporary use permits and zoning applications.
 - **Construction Standards:** Adjust new construction plan review and inspection fees.
 - **Fire Prevention:** Raise fees for fire alarm reviews and mandated business inspections.
- **Pros:** Closes the largest revenue gaps with minimal disruption to other services.
- **Cons:** May not fully eliminate subsidies, requiring **continued general fund support**.

5. New Revenue Sources & Alternative Funding

- **Introduce new fees** for currently uncharged services (e.g., periodic fire safety inspections for businesses).



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Possible Options

5. New Revenue Sources & Alternative Funding

- **Introduce new fees** for currently uncharged services (e.g., periodic fire safety inspections for businesses).

6. Remain the Same for Existing While Adding New Fees and Fines



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Fire Related Questions?



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Planning and Zoning

RESULTS ANALYSIS

Fee #	Fee Title	Annual Revenue Activity Level		Current Fee - (Does not reflect 100% cost recovery)	2024 Full Cost Recovery for Service	5%	10%	15%	25%	50%	75%	Fee for Consideration If Not Adopted at 100% Recovery	Percent of Full Cost Recovered
1	PLANNING AND ZONING ITEM	-		\$ -									
2	Appeal of Administrator Decision, Interpretation or Notice of Violation (Plus cost of advertising and noticing)	2.00		\$ 450.00	\$ 5,333.42	\$266.67	\$533.34	\$ 800.01	\$ 1,333.36	\$ 2,666.71	\$ 4,000.07	\$2,600.00	48.75%
3	Appeal of Planning and Zoning Commission Decision regarding Rezoning Request (Plus cost of advertising and noticing)			\$ 200.00	\$ 500.00	\$25.00	\$ 50.00	\$ 75.00	\$ 125.00	\$ 250.00	\$ 375.00	\$500	100.00%
4	Appeal of Planning and Zoning Commission Decision to BOC regarding Architectural Review (Plus cost of advertising and noticing)			\$ 150.00	\$ 3,597.86	\$179.89	\$ 359.79	\$ 539.68	\$ 899.47	\$ 1,798.93	\$ 2,698.40	\$ 1,700.00	47.25%
5	Accessory Structure with Living Space	2.00		\$ 75.00	\$ 363.52	\$18.18	\$ 36.35	\$ 54.53	\$ 90.88	\$ 181.76	\$ 272.64	\$ 180.00	49.52%
6	Architectural Review (per plan submitted for review)	3.00		\$ 150.00	\$ 1,557.36	\$77.87	\$ 155.74	\$ 233.60	\$ 389.34	\$ 778.68	\$ 1,168.02	\$350	22.47%
7	Certificate of Non-Conformity Adjustment Request (plus advertising, noticing and engineering fees)	2.00		\$ 250.00	\$ 720.90	\$36.05	\$ 72.09	\$ 108.14	\$ 180.23	\$ 360.45	\$ 540.68	\$ 360.00	49.94%
8	Certificate of Occupancy - Non Residential Inspection (Zoning Standards Inspection Only)	5.00		\$ 75.00	\$ 356.22	\$17.81	\$ 35.62	\$ 53.43	\$ 89.06	\$ 178.11	\$ 267.17	\$ 175.00	49.13%
9	Certificate of Occupancy - Residential Inspection (Zoning Standards Inspection Only)	2.00		\$ 50.00	\$ 293.27	\$14.66	\$ 29.33	\$ 43.99	\$ 73.32	\$ 146.64	\$ 219.95	\$ 150.00	51.15%
10	Commercial Use, Institutional, Industrial or Transporation Zoning Permit	31.00		\$ 150.00	\$ 555.44	\$27.77	\$ 55.54	\$ 83.32	\$ 138.86	\$ 277.72	\$ 416.58	\$ 275.00	49.51%
11	Conditional/Special Use Permit Application - Up to one acre (plus cost of advertising, noticing and engineering fees)	5.00		\$ 650.00	\$ 3,483.93	\$174.20	\$ 348.39	\$ 522.59	\$ 870.98	\$ 1,741.97	\$ 2,612.95	\$ 1,750.00	50.23%
12	Special Use Permit Application - Each additional acre			\$ 15.00	\$ 891.43	\$44.57	\$ 89.14	\$ 133.71	\$ 222.86	\$ 445.72	\$ 668.57	\$ 30.00	3.37%
13	Conditional District Rezoning Request - Up to one acre (plus advertising, noticing and engineering fees)	1.00		\$ 650.00	\$ 3,483.92	\$174.20	\$ 348.39	\$ 522.59	\$ 870.98	\$ 1,741.96	\$ 2,612.94	\$ 1,750.00	50.23%
14	Conditional/Special use rezoning Request - Each additional acre	0.00		\$ 15.00	\$ 891.43	\$44.57	\$ 89.14	\$ 133.71	\$ 222.86	\$ 445.72	\$ 668.57	\$ 30.00	3.37%
15	Minor Plat - First Lot Plus Remaining Tract (2 Total Lots on Plat)	5.00		\$ 75.00	\$ 811.65	\$40.58	\$ 81.17	\$ 121.75	\$ 202.91	\$ 405.83	\$ 608.74	\$ 200.00	24.64%
16	Minor Plat - Each Additional Lot (Up to a total of 5 lots or less on plat)	0.00		\$ 15.00	\$ 334.23	\$16.71	\$ 33.42	\$ 50.13	\$ 83.56	\$ 167.12	\$ 250.67	\$ 30.00	8.98%

Planning and Zoning

RESULTS ANALYSIS

Fee #	Fee Title	Annual Revenue Activity Level		Current Fee - (Does not reflect 100% cost recovery)	2024 Full Cost Recovery for Service	5%	10%	15%	25%	50%	75%	Fee for Consideration If Not Adopted at 100% Recovery	Percent of Full Cost Recovered
18	Development without Permits - Doubling of Fees - Where development, construction or occupancy begins without the appropriate permits in place, costs shall be doubled for all permits and plan review	-		\$ -		\$0.00	\$ -	\$ -	\$ -	\$ -	\$ -		
20	Extension Request for Preliminary Plat Approval	0.00		\$ 150.00	\$ 2,966.31	\$148.32	\$ 296.63	\$ 444.95	\$ 741.58	\$ 1,483.16	\$ 2,224.73	\$ 1,450.00	48.88%
21	Final Plat Review – Major Subdivision - Per Map (If a third submittal is required, an additional review fee will be assessed.)	3.00		\$ 175.00	\$ 1,026.57	\$51.33	\$ 102.66	\$ 153.99	\$ 256.64	\$ 513.29	\$ 769.93	\$ 500.00	48.71%
22	Final Plat Review - Minor Subdivision - 5 lots or less - Per Mylar (If a third submittal required, additional review fee will be assessed.)	50.00		\$ 125.00	\$ 879.94	\$44.00	\$ 87.99	\$ 131.99	\$ 219.99	\$ 439.97	\$ 659.96	\$ 220.00	25.00%
25	Floodplain Development Permits:	-		\$ -		\$0.00	\$ -	\$ -	\$ -	\$ -	\$ -		
26	Floodplain Development Permit Site Plan Review & Inspection - (Includes Community Concurrence Request Reviews) -First Acre (Plus All Associated Engineering Fees and advertising/noticing costs as required)	5.00		\$ 200.00	\$ 3,811.36	\$190.57	\$ 381.14	\$ 571.70	\$ 952.84	\$ 1,905.68	\$ 2,858.52	\$ 950.00	24.93%
27	Floodplain Development Permit Site Plan Review & Inspection (Includes Community Concurrence Request Reviews) - Each Additional Acre (Plus All Associated Engineering Fees and advertising/noticing costs as required)			\$ 25.00	\$ 133.93	\$6.70	\$ 13.39	\$ 20.09	\$ 33.48	\$ 66.97	\$ 100.45	\$ 30.00	22.40%
29	Home Occupation Permit	7.00		\$ 75.00	\$ 787.18	\$39.36	\$ 78.72	\$ 118.08	\$ 196.80	\$ 393.59	\$ 590.39	\$ 200.00	25.41%
30	Infrastrucure Guarantee / Letter of Credit-Partial Release Request (Plus Engineering Review Fees)	3.00		\$ 125.00	\$ 771.01	\$38.55	\$ 77.10	\$ 115.65	\$ 192.75	\$ 385.51	\$ 578.26	\$ 200.00	25.94%
31	Infrastructure Guarantee / Letter of Credit Review (Plus Engineering Review Fees)	3.00		\$ 125.00	\$ 577.33	\$28.87	\$ 57.73	\$ 86.60	\$ 144.33	\$ 288.67	\$ 433.00	\$ 300.00	51.96%
32	Permanent Sign & Zoning Inspection	4.00		\$ 100.00	\$ 431.50	\$21.58	\$ 43.15	\$ 64.73	\$ 107.88	\$ 215.75	\$ 323.63	\$ 225.00	52.14%
33	Preliminary Plat – Applicant Appeal to Elected Board (Plus cost of noticing and advertising)	0.01		\$ 250.00	\$ 3,086.86	\$154.34	\$ 308.69	\$ 463.03	\$ 771.72	\$ 1,543.43	\$ 2,315.15	\$ 1,500.00	48.59%
34	Preliminary Plat – Major Revision - Planning and Zoning Commission Hearing Required (Advertising costs plus Engineering Review Fees)	0.01		\$ 450.00	\$ 2,951.65	\$147.58	\$ 295.17	\$ 442.75	\$ 737.91	\$ 1,475.83	\$ 2,213.74	\$ 1,475.00	49.97%

Cabarrus County, NC
2024 PLANNING FEE STUDY UPDATE
FINAL RESULTS (Version #10)

Planning and Zoning

RESULTS ANALYSIS

Fee #	Fee Title	Annual Revenue Activity Level		Current Fee - (Does not reflect 100% cost recovery)	2024 Full Cost Recovery for Service	5%	10%	15%	25%	50%	75%	Fee for Consideration If Not Adopted at 100% Recovery	Percent of Full Cost Recovered
35	Preliminary Plat – Minor Revision - No Planning and Zoning Commission Hearing Required (Plus Engineering Review Fees)	0.01		\$ 250.00	\$ 615.45	\$30.77	\$ 61.55	\$ 92.32	\$ 153.86	\$ 307.73	\$ 461.59	\$ 300.00	48.74%
36	Preliminary Plat Review (Major Subdivision) – First 5 lots (Plus Advertising and cost of Engineering Review)	2.00		\$ 550.00	\$ 4,114.27	\$205.71	\$ 411.43	\$ 617.14	\$ 1,028.57	\$ 2,057.14	\$ 3,085.70	\$ 2,000.00	48.61%
37	Preliminary Plat Review (Major Subdivision) - Each Additional Lot (Plus cost of Engineering Review)			\$ 15.00	\$ 341.63	\$17.08	\$ 34.16	\$ 51.24	\$ 85.41	\$ 170.82	\$ 256.22	\$ 30.00	8.78%
38	Accessory Dwelling Unit [NEW]	6.00		\$ 75.00	\$ 532.28	\$26.61	\$ 53.23	\$ 79.84	\$ 133.07	\$ 266.14	\$ 399.21	\$ 250.00	46.97%
39	Re-advertising / noticing cost due to applicant action - Base fee, plus actual cost of advertising and noticing.			\$ -		\$0.00		\$ -					
40	Recordation Fee for all Planning and Zoning Commission items requiring that documents be filed with the Register of Deeds (This fee/cost is in addition to any individual project fees.)			\$ -		\$0.00		\$ -					
41	Residential Addition zoning permit (addition)	150.00		\$ 75.00	\$ 575.50	\$28.78	\$ 57.55	\$ 86.33	\$ 143.88	\$ 287.75	\$ 431.63	\$ 150.00	26.06%
42	Residential Accessory structure zoning permit (accessory)	150.00		\$ 75.00	\$ 575.50	\$28.78	\$ 57.55	\$ 86.33	\$ 143.88	\$ 287.75	\$ 431.63	\$ 150.00	26.06%
43	Rezoning Request - Non-residential or Mixed Use - First acre	3.00		\$ 650.00	\$ 3,749.00	\$187.45	\$ 374.90	\$ 562.35	\$ 937.25	\$ 1,874.50	\$ 2,811.75	\$ 1,800.00	48.01%
44	Rezoning Request-Non-residential or Mixed Use - Each additional acre			\$ 15.00	\$ 284.70	\$14.24	\$ 28.47	\$ 42.71	\$ 71.18	\$ 142.35	\$ 213.53	\$ 25.00	8.78%

Cabarrus County, NC
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Planning and Zoning

RESULTS ANALYSIS

Fee #	Fee Title	Annual Revenue Activity Level		Current Fee - (Does not reflect 100% cost recovery)	2024 Full Cost Recovery for Service	5%	10%	15%	25%	50%	75%	Fee for Consideration If Not Adopted at 100% Recovery	Percent of Full Cost Recovered
45	Rezoning Request-Residential - First acre	3.00		\$ 400.00	\$ 3,623.03	\$181.15	\$ 362.30	\$ 543.45	\$ 905.76	\$ 1,811.52	\$ 2,717.27	\$ 1,000.00	27.60%
46	Rezoning Request-Residential - Each additional acre			\$ 15.00	\$ 284.70	\$14.24	\$ 28.47	\$ 42.71	\$ 71.18	\$ 142.35	\$ 213.53	\$ 30.00	10.54%
47	Sign Installation for Notification for an Ongoing Project (Additional signs at the same location, but not included in base fees) - Each Sign			\$ 95.00	\$ 192.90	\$9.65	\$ 19.29	\$ 28.94	\$ 48.23	\$ 96.45	\$ 144.68	\$ 95.00	49.25%
50	Single Family attached/multi-family zoning permit - First 5 Units	0.01		\$ 150.00	\$ 596.11	\$29.81	\$ 59.61	\$ 89.42	\$ 149.03	\$ 298.06	\$ 447.08	\$ 600.00	100.65%
51	Single Family attached/multi-family zoning permit - Each additional unit	0.01		\$ 15.00	\$ 9.71	\$0.49	\$ 0.97	\$ 1.46	\$ 2.43	\$ 4.86	\$ 7.28	\$ 10.00	102.99%
52	Single Family Detached or manufactured home zoning permit (SFD)	185.00		\$ 100.00	\$ 618.14	\$30.91	\$ 61.81	\$ 92.72	\$ 154.54	\$ 309.07	\$ 463.61	\$ 150.00	24.27%
53	Single Family Detached or manufactured home zoning permit (MH)	23.00		\$ 100.00	\$ 618.14	\$30.91	\$ 61.81	\$ 92.72	\$ 154.54	\$ 309.07	\$ 463.61	\$ 150.00	24.27%
54	0	-		\$ -		\$0.00	\$ -	\$ -	\$ -	\$ -	\$ -		
55	Site Plan Review (If a third submittal is required, an additional plan review fee will be assessed) - First Acre	30.00		\$ 300.00	\$ 2,616.98	\$130.85	\$ 261.70	\$ 392.55	\$ 654.25	\$ 1,308.49	\$ 1,962.74	\$ 1,300.00	49.68%
56	Site Plan Review (If a third submittal is required, an additional plan review fee will be assessed) - Each Additional Acre			\$ 15.00	\$ 250.84	\$12.54	\$ 25.08	\$ 37.63	\$ 62.71	\$ 125.42	\$ 188.13	\$ 25.00	9.97%
57	Sketch Plat Review (Major Plat)	2.00		\$ 100.00	\$ 1,062.87	\$53.14	\$ 106.29	\$ 159.43	\$ 265.72	\$ 531.44	\$ 797.15	\$ 530.00	49.86%

Planning and Zoning

RESULTS ANALYSIS

Fee #	Fee Title	Annual Revenue Activity Level		Current Fee - (Does not reflect 100% cost recovery)	2024 Full Cost Recovery for Service	5%	10%	15%	25%	50%	75%	Fee for Consideration If Not Adopted at 100% Recovery	Percent of Full Cost Recovered
59	Special Planning and Zoning Meeting Request - Base fee plus the actual cost of noticing and Planning and Zoning Commission stipend for associated meetings along with eningeering fees as applicable.							\$ -					
60	Street Closure or Right-of-Way Abandonment Request (Plus cost of advertising, signs, posting of signs, required mailings and notices)	2.00		\$ 350.00	\$ 4,475.37	\$223.77	\$ 447.54	\$ 671.31	\$ 1,118.84	\$ 2,237.69	\$ 3,356.53	\$ 1,100.00	24.58%
61	Street Name Change Petition-Privately Initiated (Plus cost of advertising for public hearing + cost of new street sign(s) and installation + cost of required mailing and notices)	2.00		\$ 250.00	\$ 3,797.71	\$189.89	\$ 379.77	\$ 569.66	\$ 949.43	\$ 1,898.86	\$ 2,848.28	\$ 950.00	25.02%
62	Street Signs for New Streets, when the sign(s) are already a component of a current project - Cost of sign production and installation, as determined by Infrastructure and Asset Management	0.00		\$ -				\$ -					
63	Street Signs for New Streets, when the sign(s) are NOT already a component of a current project - Base fee for Planning staff time, plus the cost of sign production and installation, as determined by Infrastructure and Asset Management	0.00						\$ -					
66	Temporary Sign Permit	2.00		\$ 100.00	\$ 308.39	\$15.42	\$ 30.84	\$ 46.26	\$ 77.10	\$ 154.20	\$ 231.29	\$ 150.00	48.64%
67	Temporary Use Permit (plus engineering fees)	4.00		\$ 100.00	\$ 334.58	\$16.73	\$ 33.46	\$ 50.19	\$ 83.65	\$ 167.29	\$ 250.94	\$ 175.00	52.30%
71	Variance Application - Non-residential - First acre (Plus cost of advertising, noticing and engineering fees)	2.00		\$ 600.00	\$ 4,294.05	\$214.70	\$ 429.41	\$ 644.11	\$ 1,073.51	\$ 2,147.03	\$ 3,220.54	\$ 2,150.00	50.07%
72	Variance Application - Non-residential - Each additional acre			\$ 15.00	\$ 108.50	\$5.43	\$ 10.85	\$ 16.28	\$ 27.13	\$ 54.25	\$ 81.38	\$ 25.00	23.04%
73	Variance Application - Residential - First acre (Plus cost of advertising, noticing engineering fees.)	1.00		\$ 500.00	\$ 4,294.04	\$214.70	\$ 429.40	\$ 644.11	\$ 1,073.51	\$ 2,147.02	\$ 3,220.53	\$ 1,000.00	23.29%
74	Variance Application - Residential - Each additional acre			\$ 15.00	\$ 108.50	\$5.43	\$ 10.85	\$ 16.28	\$ 27.13	\$ 54.25	\$ 81.38	\$ 25.00	23.04%

Planning and Zoning

RESULTS ANALYSIS

Fee #	Fee Title	Annual Revenue Activity Level		Current Fee - (Does not reflect 100% cost recovery)	2024 Full Cost Recovery for Service	5%	10%	15%	25%	50%	75%	Fee for Consideration If Not Adopted at 100% Recovery	Percent of Full Cost Recovered
75	Vested Rights Extension (Plus cost of advertising and noticing.)	0.01		\$ 225.00	\$ 2,616.84	\$130.84	\$ 261.68	\$ 392.53	\$ 654.21	\$ 1,308.42	\$ 1,962.63	\$ 1,300.00	49.68%
76	Vested Rights Request - First acre (Plus cost of advertising, noticing and engineering fees)	0.01		\$ 450.00	\$ 6,194.58	\$309.73	\$ 619.46	\$ 929.19	\$ 1,548.65	\$ 3,097.29	\$ 4,645.94	\$ 3,000.00	48.43%
77	Vested Rights Request - Each additional acre			\$ 15.00	\$ 150.47	\$7.52	\$ 15.05	\$ 22.57	\$ 37.62	\$ 75.24	\$ 112.85		0.00%
78	0	-		\$ -		\$0.00	\$ -	\$ -	\$ -	\$ -	\$ -		
79	Zoning Verification Letter (per parcel)	15.00		\$ 40.00	\$ 382.01	\$19.10	\$ 38.20	\$ 57.30	\$ 95.50	\$ 191.01	\$ 286.51	\$ 100.00	26.18%
80	Zoning Review of New Building Occupancies - Bulding Permit Support - Commercial (add-on to Building Fee)	30.00		\$ 30.00	\$ 31.47	\$1.57	\$ 3.15	\$ 4.72	\$ 7.87	\$ 15.74	\$ 23.60	\$ 30.00	95.33%

Planning and Zoning

RESULTS ANALYSIS

Fee #	Fee Title	Annual Revenue Activity Level		Current Fee - (Does not reflect 100% cost recovery)	2024 Full Cost Recovery for Service	5%	10%	15%	25%	50%	75%	Fee for Consideration If Not Adopted at 100% Recovery	Percent of Full Cost Recovered
83	Zoning Violations and Citations [calculations to determine cost of the activity / process; not user fees]:	-		\$ -		\$0.00	\$ -	\$ -	\$ -	\$ -	\$ -	Total Cost (\$1850.00) Distributed to Citations 1-3	
84	Warning	-		\$ -	\$ 651.61								100%
85	First Citation	8.00		\$ 450.00	\$ 253.99							\$ 450.00	
86	Second	3.00		\$ 550.00	\$ 212.46							\$ 600.00	
87	Third and Subsequent	0.99		\$ 750.00	\$ 838.59							\$ 800.00	
92	STAFF COST-RECOVERY HOURLY RATES:	-		\$ -		\$0.00	\$ -	\$ -	\$ -	\$ -	\$ -		
93	Service in Excess of Standard (per hour @ staff full cost recovery hourly rates and at the discretion of the Director)	-		\$ 120.00	\$ 129.25							\$ 130.00	100%
94	Planning Standard (blended) Full Cost Recovery Hourly Rate (per hour)	-		\$ 120.00	\$ 129.25							\$ 130.00	100%

PLANNING AND ZONING FEE ITEMS	Adopted Fee from 2006	100% Cost Recovery Fee from Consultant in 2018	75% Cost Recovery	50% Cost Recovery	25% Cost Recovery	15% Cost Recovery	10% Cost Recovery	5% Cost Recovery	Recommended Fee for Consideration	Recommended Fee Recovery Rate of 100% of Cost for Service Provided
Appeal of Administrator Decision, Interpretation or Notice of Violation (Plus cost of advertising and noticing)	\$ 250.00	\$ 4,359.66	\$ 3,269.75	\$ 2,179.83	\$ 1,089.92	\$ 653.95	\$ 435.97	\$ 217.98	\$450.00	10%
Appeal of Planning and Zoning Commission Decision regarding Rezoning Request (Plus cost of advertising and noticing)	\$ 150.00	\$ 2,716.19	\$ 2,037.14	\$ 1,358.10	\$ 679.05	\$ 407.43	\$ 271.62	\$ 135.81	\$200.00	7%
Appeal of Planning and Zoning Commission Decision to BOC regarding Architectural Review (Plus cost of advertising and noticing)	\$ 100.00	\$ 2,716.19	\$ 2,037.14	\$ 1,358.10	\$ 679.05	\$ 407.43	\$ 271.62	\$ 135.81	\$ 150.00	6%
Architectural Review (per plan submitted for review)	\$ 50.00	\$ 1,373.55	\$ 1,030.16	\$ 686.78	\$ 343.39	\$ 206.03	\$ 137.36	\$ 68.68	\$ 150.00	11%
Certificate of Non-Conformity Adjustment Request (plus cost of advertising and noticing)	\$ 50.00	\$ 817.54	\$ 613.16	\$ 408.77	\$ 204.39	\$ 122.63	\$ 81.75	\$ 40.88	\$ 250.00	31%
Certificate of Occupancy - Non Residential Inspection (Zoning Standards Only)	\$ 75.00	\$ 354.57	\$ 265.93	\$ 177.29	\$ 88.64	\$ 53.19	\$ 35.46	\$ 17.73	\$ 75.00	21%
Certificate of Occupancy - Residential Inspection (Zoning Standards Only)	\$ 50.00	\$ 291.93	\$ 218.95	\$ 145.97	\$ 72.98	\$ 43.79	\$ 29.19	\$ 14.60	\$ 50.00	17%
Commercial Use, Institutional, Industrial or Transporation Zoning Permit	\$ 125.00	\$ 301.08	\$ 225.81	\$ 150.54	\$ 75.27	\$ 45.16	\$ 30.11	\$ 15.05	\$ 150.00	50%

Planning and Zoning Fee Schedule Update 2018

PLANNING AND ZONING FEE ITEMS	Adopted Fee from 2006	100% Cost Recovery Fee from Consultant in 2018	75% Cost Recovery	50% Cost Recovery	25% Cost Recovery	15% Cost Recovery	10% Cost Recovery	5% Cost Recovery	Recommended Fee for Consideration	Recommended Fee Recovery Rate of 100% of Cost for Service Provided
Conditional/Special Use Permit Application - Up to one acre (Plus cost of advertising and engineering fees if applicable) (If a third submittal is required, an additional review fee will be assessed.)	\$ 555.00	\$ 3,241.23	\$ 2,430.92	\$ 1,620.62	\$ 810.31	\$ 486.18	\$ 324.12	\$ 162.06	\$ 650.00	20%
Conditional/Special Use Permit Application - Each additional acre	\$ 5.00	\$ 820.03	\$ 615.02	\$ 410.02	\$ 205.01	\$ 123.00	\$ 82.00	\$ 41.00	\$ 15.00	2%
Conditional/Special Use Rezoning Request - Up to one acre (Plus cost of advertising and engineering fees if applicable) (If a third submittal is required, an additional review fee will be assessed.)	\$ 605.00	\$ 3,241.25	\$ 2,430.94	\$ 1,620.63	\$ 810.31	\$ 486.19	\$ 324.13	\$ 162.06	\$ 650.00	20%
Conditional/Special use rezoning Request - Each additional acre	\$ 5.00	\$ 820.03	\$ 615.02	\$ 410.02	\$ 205.01	\$ 123.00	\$ 82.00	\$ 41.00	\$ 15.00	2%
Minor Plat - First Lot Plus Remaining Tract (2 Total Lots on Plat)	\$ 30.00	\$ 745.29	\$ 558.97	\$ 372.65	\$ 186.32	\$ 111.79	\$ 74.53	\$ 37.26	\$ 75.00	10%
Minor Plat - Each Additional Lot (Up to a total of 5 lots or less on plat)	\$ -	\$ 275.38	\$ 206.54	\$ 137.69	\$ 68.85	\$ 41.31	\$ 27.54	\$ 13.77	\$ 15.00	5%
Development without Permits - Doubling of Fees - Where development, construction or occupancy begins without the appropriate permits in place, costs shall be doubled for all permits and plan review										
Extension Request for Preliminary Plat Approval (plus advertising costs)	\$ 150.00	\$ 2,594.67	\$ 1,946.00	\$ 1,297.34	\$ 648.67	\$ 389.20	\$ 259.47	\$ 129.73	\$ 150.00	6%
Final Plat Review – Major Subdivision Per Map (If a third submittal is required, an additional review fee will be assessed.)	\$ 175.00	\$ 960.24	\$ 720.18	\$ 480.12	\$ 240.06	\$ 144.04	\$ 96.02	\$ 48.01	\$ 175.00	18%

Planning and Zoning Fee Schedule Update 2018

PLANNING AND ZONING FEE ITEMS	Adopted Fee from 2006	100% Cost Recovery Fee from Consultant in 2018	75% Cost Recovery	50% Cost Recovery	25% Cost Recovery	15% Cost Recovery	10% Cost Recovery	5% Cost Recovery	Recommended Fee for Consideration	Recommended Fee Recovery Rate of 100% of Cost for Service Provided
Final Plat Review - Minor Subdivision on Mylar - 5 lots or less (If a third submittal required, additional review fee will be assessed.)	\$ 50.00	\$ 813.80	\$ 610.35	\$ 406.90	\$ 203.45	\$ 122.07	\$ 81.38	\$ 40.69	\$ 125.00	15%
Floodplain Development Permit Site Plan Review & Inspection - First Acre (Plus Engineering Fees and advertising/noticing as required)	\$ 75.00	\$ 3,274.72	\$ 2,456.04	\$ 1,637.36	\$ 818.68	\$ 491.21	\$ 327.47	\$ 163.74	\$ 200.00	6%
Floodplain Development Permit Site Plan Review & Inspection - Each Additional Acre (Plus Engineering Fees)	\$ -	\$ 177.14	\$ 132.86	\$ 88.57	\$ 44.29	\$ 26.57	\$ 17.71	\$ 8.86	\$ 25.00	14%
Home Occupation Permit	\$ 75.00	\$ 915.54	\$ 686.66	\$ 457.77	\$ 228.89	\$ 137.33	\$ 91.55	\$ 45.78	\$ 75.00	8%
Infrastructure Guarantee / Letter of Credit-Partial Release Request (Plus Engineering Review/Inspection Fees)	\$ 125.00	\$ 695.56	\$ 521.67	\$ 347.78	\$ 173.89	\$ 104.33	\$ 69.56	\$ 34.78	\$ 125.00	18%
Infrastructure Guarantee / Letter of Credit Review (Plus Engineering Review Fees)	\$ 125.00	\$ 488.49	\$ 366.37	\$ 244.25	\$ 122.12	\$ 73.27	\$ 48.85	\$ 24.42	\$ 125.00	26%
Permanent Sign & Zoning Inspection	\$ 100.00	\$ 461.81	\$ 346.36	\$ 230.91	\$ 115.45	\$ 69.27	\$ 46.18	\$ 23.09	\$ 100.00	22%
Preliminary Plat – Applicant Appeal to Elected Board (Plus cost of advertising)	\$ 100.00	\$ 2,744.32	\$ 2,058.24	\$ 1,372.16	\$ 686.08	\$ 411.65	\$ 274.43	\$ 137.22	\$ 250.00	9%
Preliminary Plat – Major Revision - Planning and Zoning Commission Hearing Required (Plus Engineering Review Fees)	\$ 450.00	\$ 2,588.13	\$ 1,941.10	\$ 1,294.07	\$ 647.03	\$ 388.22	\$ 258.81	\$ 129.41	\$ 450.00	17%

Planning and Zoning Fee Schedule Update 2018

PLANNING AND ZONING FEE ITEMS	Adopted Fee from 2006	100% Cost Recovery Fee from Consultant in 2018	75% Cost Recovery	50% Cost Recovery	25% Cost Recovery	15% Cost Recovery	10% Cost Recovery	5% Cost Recovery	Recommended Fee for Consideration	Recommended Fee Recovery Rate of 100% of Cost for Service Provided
Preliminary Plat – Minor Revision - No Planning and Zoning Commission Hearing Required (Plus Engineering Review Fees)	\$ 250.00	\$ 516.73	\$ 387.55	\$ 258.37	\$ 129.18	\$ 77.51	\$ 51.67	\$ 25.84	\$ 250.00	48%
Preliminary Plat Review (Major Subdivision) – First 5 lots (Plus cost of Engineering Review)	\$ 530.00	\$ 3,579.45	\$ 2,684.59	\$ 1,789.73	\$ 894.86	\$ 536.92	\$ 357.95	\$ 178.97	\$ 550.00	15%
Preliminary Plat Review (Major Subdivision) - Each Additional Lot (Plus cost of Engineering Review)	\$ 5.00	\$ 254.97	\$ 191.23	\$ 127.49	\$ 63.74	\$ 38.25	\$ 25.50	\$ 12.75	\$ 15.00	6%
Re-advertising / noticing cost due to applicant action - Base fee, plus actual cost of advertising and noticing.										
Recordation Fee for all Planning and Zoning Commission items requiring that documents be filed with the Register of Deeds (This fee/cost is in addition to any individual project fees.)										
Residential Addition / Accessory structures zoning permit (addition)	\$ 50.00	\$ 512.54	\$ 384.41	\$ 256.27	\$ 128.14	\$ 76.88	\$ 51.25	\$ 25.63	\$ 75.00	15%
Residential Addition / Accessory structures zoning permit (accessory)	\$ 50.00	\$ 512.54	\$ 384.41	\$ 256.27	\$ 128.14	\$ 76.88	\$ 51.25	\$ 25.63	\$ 75.00	15%
Rezoning Request - Non-residential or Mixed Use - First acre (Plus cost of advertising.)	\$ 555.00	\$ 3,448.09	\$ 2,586.07	\$ 1,724.05	\$ 862.02	\$ 517.21	\$ 344.81	\$ 172.40	\$ 650.00	19%
Rezoning Request-Non-residential or Mixed Use - Each additional acre	\$ -	\$ 252.59	\$ 189.44	\$ 126.30	\$ 63.15	\$ 37.89	\$ 25.26	\$ 12.63	\$ 15.00	6%
Rezoning Request-Residential - First acre (Plus cost of advertising)	\$ 400.00	\$ 3,343.09	\$ 2,507.32	\$ 1,671.55	\$ 835.77	\$ 501.46	\$ 334.31	\$ 167.15	\$ 400.00	12%
Rezoning Request-Residential - Each additional acre	\$ -	\$ 252.59	\$ 189.44	\$ 126.30	\$ 63.15	\$ 37.89	\$ 25.26	\$ 12.63	\$ 15.00	6%

Planning and Zoning Fee Schedule Update 2018

PLANNING AND ZONING FEE ITEMS	Adopted Fee from 2006	100% Cost Recovery Fee from Consultant in 2018	75% Cost Recovery	50% Cost Recovery	25% Cost Recovery	15% Cost Recovery	10% Cost Recovery	5% Cost Recovery	Recommended Fee for Consideration	Recommended Fee Recovery Rate of 100% of Cost for Service Provided
Sign Installation for Notification for an Ongoing Project (Additional signs at the same location, but not included in base fees) - Each Sign	\$ -	\$ 96.26	\$ 72.20	\$ 48.13	\$ 24.07	\$ 14.44	\$ 9.63	\$ 4.81	\$ 95.00	99%
Soil Suitability Application	\$ 40.00	\$ 396.21	\$ 297.16	\$ 198.11	\$ 99.05	\$ 59.43	\$ 39.62	\$ 19.81	\$ 40.00	10%
Single Family attached/multi-family zoning permit - First 5 Units	\$ 100.00	\$ 505.25	\$ 378.94	\$ 252.63	\$ 126.31	\$ 75.79	\$ 50.53	\$ 25.26	\$ 150.00	30%
Single Family attached/multi-family zoning permit - Each additional unit	\$ 5.00	\$ 9.96	\$ 7.47	\$ 4.98	\$ 2.49	\$ 1.49	\$ 1.00	\$ 0.50	\$ 15.00	151%
Single Family Detached or manufactured home zoning permit (SFD)	\$ 75.00	\$ 534.27	\$ 400.70	\$ 267.14	\$ 133.57	\$ 80.14	\$ 53.43	\$ 26.71	\$ 100.00	19%
Single Family Detached or manufactured home zoning permit (MH)	\$ 75.00	\$ 534.27	\$ 400.70	\$ 267.14	\$ 133.57	\$ 80.14	\$ 53.43	\$ 26.71	\$ 100.00	19%
Site Plan Review (Plus engineering fees if applicable) (If a third submittal is required, an additional plan review fee will be assessed) - First Acre	\$ 255.00	\$ 2,667.06	\$ 2,000.30	\$ 1,333.53	\$ 666.77	\$ 400.06	\$ 266.71	\$ 133.35	\$ 300.00	11%
Site Plan Review - Each Additional Acre (Plus engineering fees) (If a third submittal is required, an additional plan review fee will be assessed)	\$ 5.00	\$ 231.01	\$ 173.26	\$ 115.51	\$ 57.75	\$ 34.65	\$ 23.10	\$ 11.55	\$ 15.00	6%
Sketch Plat Review (Major Plat) (Plus engineering fees if applicable)	\$ 100.00	\$ 878.79	\$ 659.09	\$ 439.40	\$ 219.70	\$ 131.82	\$ 87.88	\$ 43.94	\$ 100.00	11%
Special Planning and Zoning Meeting Request - Base fee plus the actual cost of noticing, Planning and Zoning Commission stipend and engineering fees (if applicable) for associated meetings.										

Planning and Zoning Fee Schedule Update 2018

PLANNING AND ZONING FEE ITEMS	Adopted Fee from 2006	100% Cost Recovery Fee from Consultant in 2018	75% Cost Recovery	50% Cost Recovery	25% Cost Recovery	15% Cost Recovery	10% Cost Recovery	5% Cost Recovery	Recommended Fee for Consideration	Recommended Fee Recovery Rate of 100% of Cost for Service Provided
Street Closure or Right-of-Way Abandonment Request (Plus cost of advertising, signs, posting of signs, required mailings and notices)	\$ 150.00	\$ 3,693.05	\$ 2,769.79	\$ 1,846.53	\$ 923.26	\$ 553.96	\$ 369.31	\$ 184.65	\$ 350.00	9%
Street Name Change Petition-Privately Initiated (Plus cost of advertising for public hearing + cost of new street sign(s) and installation + cost of required mailing and notices)	\$ 150.00	\$ 3,187.55	\$ 2,390.66	\$ 1,593.78	\$ 796.89	\$ 478.13	\$ 318.76	\$ 159.38	\$ 250.00	8%
Street Signs for New Streets, when the sign(s) are already a component of a current project - Cost of sign production and installation, as determined by Infrastructure and Asset Management										
Street Signs for New Streets, when the sign(s) are NOT already a component of a current project - Base fee for Planning staff time, plus the cost of sign production and installation, as determined by Infrastructure and Asset Management										
Technology Fee - Three percent (3%) of total fees										
Temporary Sign Permit	\$ 50.00	\$ 325.83	\$ 244.37	\$ 162.92	\$ 81.46	\$ 48.87	\$ 32.58	\$ 16.29	\$ 100.00	31%
Temporary Use Permit	\$ 100.00	\$ 333.75	\$ 250.31	\$ 166.88	\$ 83.44	\$ 50.06	\$ 33.38	\$ 16.69	\$ 100.00	30%
Variance Application - Non-residential First acre (Plus cost of advertising and engineering fees if applicable)	\$ 600.00	\$ 3,985.28	\$ 2,988.96	\$ 1,992.64	\$ 996.32	\$ 597.79	\$ 398.53	\$ 199.26	\$ 600.00	15%
Variance Application - Non-residential Each additional acre	\$ -	\$ 88.11	\$ 66.08	\$ 44.06	\$ 22.03	\$ 13.22	\$ 8.81	\$ 4.41	\$ 15.00	17%

PLANNING AND ZONING FEE ITEMS	Adopted Fee from 2006	100% Cost Recovery Fee from Consultant in 2018	75% Cost Recovery	50% Cost Recovery	25% Cost Recovery	15% Cost Recovery	10% Cost Recovery	5% Cost Recovery	Recommended Fee for Consideration	Recommended Fee Recovery Rate of 100% of Cost for Service Provided
Variance Application - Residential - First acre	\$ 500.00	\$ 3,985.28	\$ 2,988.96	\$ 1,992.64	\$ 996.32	\$ 597.79	\$ 398.53	\$ 199.26	\$ 500.00	13%
Variance Application - Residential - Each additional acre	\$ -	\$ 88.11	\$ 66.08	\$ 44.06	\$ 22.03	\$ 13.22	\$ 8.81	\$ 4.41	\$ 15.00	17%
Vested Rights Extension (Plus cost of advertising)	\$ 150.00	\$ 2,367.40	\$ 1,775.55	\$ 1,183.70	\$ 591.85	\$ 355.11	\$ 236.74	\$ 118.37	\$ 225.00	10%
Vested Rights Request - First acre (Plus cost of advertising and engineering fees if applicable)	\$ 450.00	\$ 3,030.67	\$ 2,273.00	\$ 1,515.34	\$ 757.67	\$ 454.60	\$ 303.07	\$ 151.53	\$ 450.00	15%
Vested Rights Request - Each additional acre	\$ -	\$ 105.95	\$ 79.46	\$ 52.98	\$ 26.49	\$ 15.89	\$ 10.60	\$ 5.30	\$ 15.00	14%
Zoning Verification Letter (per parcel)	\$ 40.00	\$ 395.92	\$ 296.94	\$ 197.96	\$ 98.98	\$ 59.39	\$ 39.59	\$ 19.80	\$ 40.00	10%
Zoning Review of New Building Occupancies - Bulding Permit Support - Commercial (add-on to Building Fee)	\$ -	\$ 31.32	\$ 23.49	\$ 15.66	\$ 7.83	\$ 4.70	\$ 3.13	\$ 1.57	\$ 30.00	96%
ATIONS AND CITATIONS COST RECOVERY ESTIMATES										
Warning	\$ -	\$ 421.20	\$ 315.90	\$ 210.60	\$ 105.30	\$ 63.18	\$ 42.12	\$ 21.06		0%
First Citation	\$ 100.00	\$ 233.27	\$ 174.95	\$ 116.64	\$ 58.32	\$ 34.99	\$ 23.33	\$ 11.66	\$ 450.00	100% of Cost distributed across the 3 citations
Second	\$ 200.00	\$ 191.91	\$ 143.93	\$ 95.96	\$ 47.98	\$ 28.79	\$ 19.19	\$ 9.60	\$ 550.00	
Third and Subsequent (includes repeat offenses)	\$ 400.00	\$ 926.23	\$ 694.67	\$ 463.12	\$ 231.56	\$ 138.93	\$ 92.62	\$ 46.31	\$ 750.00	
STAFF COST-RECOVERY HOURLY RATES										
Service in Excess of Standard (per hour @ staff full cost recovery hourly rates and at the discretion of the Director)	\$ -	\$ 120.00							\$ 120.00	100.00%
Planning Standard (blended) Full Cost Recovery Hourly Rate (per hour)	\$ -	\$ 120.00							\$ 120.00	100.00%

2024

**DEVELOPMENT SERVICES
FEE STUDY UPDATE**

for



CABARRUS COUNTY
America Thrives Here

FINAL REPORT

February 7, 2025

WOHLFORD CONSULTING

Sacramento, CA 95831

chad@wohlfordconsulting.com

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EXECUTIVE SUMMARY

Cabarrus County engaged Wohlford Consulting to conduct an objective analysis of the full costs incurred by the County in support of a range of development-related activities for which the County charges user fees. In order to ensure accuracy and establish a clear nexus between the cost of those services and the fees, the study utilized a unit cost build-up methodology to identify the full cost for individual service activities. By projecting an estimated average annual volume for each fee activity, the study also identified the annual cost of the services and the potential annual revenue for the fee activities at full cost levels. The following table shows a summary of the results:

Summary Results

FEE SERVICE AREA	FULL COST: Annual Cost of Fee-related Services	PROJECTED REVENUE AT CURRENT FEES	PROJECTED SURPLUS / (DEFICIT)	PROJECTED COST RECOVERY RATE
Planning & Zoning	\$ 580,000	\$ 86,000	\$ (494,000)	15%
Construction Standards	\$ 5,284,000	\$ 4,794,000	\$ (490,000)	91%
Fire Prevention	\$ 143,000	\$ 65,000	\$ (78,000)	45%
TOTALS:	\$ 6,007,000	\$ 4,945,000	\$(1,062,000)	82%

As the table shows, the current total cost of County fee activities included in this study is approximately \$6.0 million annually. Given the current fee levels charged by the County, the potential annual revenue (assuming a consistent activity level and complete collection) is \$5.0 million, which represents a current cost-recovery ratio of 82% overall and an annual fund deficit (subsidy) of \$1.0 million.

The potential revenue at current fees shown in the table above assumes that the County will charge existing fees in all possible instances. However, for practical and customer service reasons (to facilitate good community relations and encourage overall compliance), as well as collection inefficiencies, the County likely does not actually charge for every situation where fees could be levied. Consequently, projected current fee revenues and full cost recovery levels will most likely be less than shown in the table, so the table figures should be considered the maximum potential amounts.

The overall annual cost recovery is comprised of approximately 1,400 individual fee results calculated in the study. In most cases (99.6%), the current unit fees are less than the full cost of providing the service, resulting in fee subsidies. Some examples of this situation are presented in the table below:



2024 Development Services Fee Study Update - Cabarrus County, NC FINAL REPORT

Sample Unit Fee Cost Results

Fee Title	Current Fee	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
<i>Planning and Zoning:</i> Temporary Use Permit	\$ 100.00	\$ 334.58	(\$ 234.58)	30%
<i>Planning and Zoning:</i> Residential Addition / Accessory structures zoning permit	\$ 75.00	\$ 575.50	(\$ 500.50)	13%
<i>Construction Standards:</i> Remodel - Bathroom - First 300 sf	\$ 300.12	\$ 391.26	(\$ 91.14)	77%
<i>Construction Standards:</i> 10,000 sf Office (B occupancy), (plan check and inspection)	\$ 2,903.27	\$ 4,091.79	(\$ 1,188.52)	71%
<i>Fire Prevention:</i> 10,000 sf Office (B occupancy), plan check and inspection)	\$ 683.78	\$ 979.69	(\$ 295.91)	70%
<i>Fire Prevention:</i> Fire Alarm System Plan Review & Testing Fee - First 5,000 sf	\$ 300.00	\$ 705.57	(\$ 405.57)	43%
<i>Fire Prevention:</i> State License Inspection Fee (Daycares Nursing Homes)	\$ 100.00	\$ 307.11	(\$ 207.11)	33%

While the average cost recovery rate for all fees is 82%, the individual recovery rates for subsidized fees vary widely. Some fees are at 0% cost recovery (i.e., no current fee exists), and a few (6 total) fee levels are currently greater than the cost of services. The appendix to this report presents the results for each fee and service in a format similar to the above table.

The results of the study demonstrate the potential for improved cost recovery and revenue enhancement through fee increases (offset by some potential decreases). The reality of the local government fee environment, however, is that large increases to achieve 100% cost recovery in a single year are often not feasible, desirable, or appropriate. In addition, some of the “fee” activities, while technically possible to establish as full cost fees, are likely not feasible to charge full cost (e.g., appeals, water heaters). In recognition of this situation in Cabarrus County, staff will develop recommended fees that will likely result in less than full cost recovery in the first year. The annual amount of revenue from the recommended fees and the actual cost-recovery ratio will not be known until County staff prepares their analysis and submits recommendations to the County Board of Commissioners.

The details and explanations behind these summary results are contained in the body of this report and the appendices.



PROJECT BACKGROUND

Purpose and Intent

In its effort to manage resources wisely and meet service demands, Cabarrus County utilizes a variety of tools to ensure that it has the best information to make good decisions, fairly and legitimately set fees, affect revenues, maintain compliance with state law and local policies, and meet the needs of the County administration and the public. Given the limitations on raising revenue in local government, the County recognized that a Cost of Service Study is the most cost-effective way to understand its total cost of services and identify potential fee changes and revenue impacts.

A quality Cost of Service Study is much more than a method to identify the cost of service and potential fee increases. This type of analysis can also become a management tool, providing information and perspectives that can help the County better understand its operations and financial circumstances. Other important outcomes from the study processes and results include the ability to:

- Calculate specific fee subsidies and revenue impacts of current and potential fees;
- Identify new fees and cost recovery strategies and delete obsolete or ineffective fees;
- Enhance internal understanding of program operations and support activities;
- Allow the County to compare its costs or fee levels with neighboring jurisdictions;
- Quantify productivity and staffing shortages, inefficiencies, or overages;
- Measure the distribution of staff effort of specific positions to individual tasks and service areas, which can help managers more effectively prioritize work tasks;
- Ensure that fees are fair and defensible;
- Ensure that the County's fees are consistent with state law;
- Ensure County fees are defensible to the public, interest groups, and the courts; and
- Foster a better understanding of workflow and staff involvement in specific activities.

The principal goal of the consultant study was to determine the full cost of the services provided by the County departments that charge fees for their involvement with development-related services. Other objectives of the project included:

- ✓ Establish objective and transparent fee information
- ✓ Develop insight and a rational basis for setting fees
- ✓ Understand individual fee subsidies and overall funding deficits
- ✓ Balance revenues and/or cost-recovery
- ✓ Understand the context and principles of user fees
- ✓ Improve fairness and equity



The County can use the study results to better understand its true costs and as the basis for making informed policy decisions regarding the most appropriate charges (fees), if any, to levy against individuals and organizations that require discretionary services from the County.

Scope of the Study

The study's scope included a review and calculation of the cost of services in the following departments and divisions:

- Planning and Zoning
- Construction Standards
- Fire Prevention

The study involved the identification of existing and potential new fees, fee schedule restructuring, data collection and analysis, orientation and consultation, quality control, communication and presentations, project management, and calculation of individual service costs (fees).

The Study focused on the cost of County services at anticipated service and staffing levels. This study was not a management study intended to identify, evaluate, or quantify potential cost savings opportunities, efficiency and effectiveness improvements, performance or productivity, staffing or organizational structure, process changes, risk mitigation, or other factors that could later influence operating practices and the cost of the services. The analysis did not seek to compare the service levels, fee structures, quality, or operating practices of Cabarrus County to other counties or cities. This study also did not address potential economic or social impacts of possible fee increases on the community.

Purpose of the Report

This report presents a summary of the study results and a general description of the approach and methods used to determine the cost of services. Some issues are presented as background for the results and the study processes. However, the report is not intended to document all of the issues and discussions involved with the study, nor is it intended to provide persuasive discourse on the relative merits of the tools, techniques, methods, or other approaches used in the study. The main source of detailed information from this study is the series of worksheets and workbooks that contain the source data and calculations that lead to the final results.

About Wohlford Consulting

The consultant for this study, Chad Wohlford, has over 36 years of experience analyzing and managing government costs and operations, including 12 years of direct government management and analytical service. He has personally engaged in over 250 cost analysis studies with more than 80 different government clients (many of them for multiple projects) in at least eight states. Before forming *Wohlford Consulting*, Mr. Wohlford was the state director of the cost services practice for a large international consulting corporation.



LOCAL GOVERNMENT USER FEE ISSUES

User Fees Defined

A User Fee is:

A fee or rate charged to an individual or group that receives a *private benefit* from services provided by the County.

The defining principle behind a user fee is the nature of the *individual* or *private* benefit that results from the service for which the fee is charged. With the inflexibility and categorical requirements of many funding sources, taxes (as embodied by the General Fund) are generally levied and used to pay for services that benefit the public as a whole (i.e., community benefit). Of course, a number of gray areas exist to complicate the specific categorization of charges, since many services that appear to benefit a single group may have secondary benefits to others. It is the prerogative of the Board of Commissioners or other governing body to determine the final fee levels that reflect the local policies and intent regarding cost recovery and subsidies.

A type of local government fees that is similar in nature, but otherwise separated from, user fees is utility rates. Utility rates seek to recover for the usage of a particular commodity provided by the government agency, such as water or sewage treatment. In contrast, the traditional user fees addressed in this study relate to services for which employee time is the most prominent feature of the service and regulatory approval is the normal product of the transaction.

Another common type of fees in local government is Development Impact Fees (DIFs). These fees are often incorrectly lumped together or confused with user fees, since DIFs are sometimes authorized by the same state statutes and also relate to development services. However, impact fees are intended to recover the cost for additional infrastructure that becomes necessary due to new development. The fees collected for development impacts can usually only be used for capital projects—not ongoing operations. User fees are generally intended to fund the ongoing operations of the departments that provide the services.

Background

As part of an overall funding strategy, local government relies upon user fees to fund programs and services that provide limited or no direct benefit to the community as a whole. With rising demands for services and restrictions on most other funding sources, counties and cities have increased scrutiny of subsidies provided by the General Fund to other funds and to service recipients that reap a disproportionate share of the benefits. To the extent that the government uses general tax monies (General Fund) to provide an individual with a private benefit and not require the individual to pay the cost of the service (and, therefore, receive a subsidy), the government is unable to use those resources to provide benefits to the community as a whole. In effect, then, the



government is using community funds to pay for a private benefit. Unlike other revenue sources, counties and cities have greater control over the amount of user fees they charge to recover costs.

Impetus for User Fees and Increased Scrutiny

In the distant past, counties and cities were not as concerned with potential subsidies and recovering the cost of their services from individual fee payers. In times of fiscal shortages, counties and cities simply raised general taxes, which funded everything from police and recreation to development-related services. However, times have changed.

Local government faces an era of increasing citizen demands for services, greater workload due to additional regulations, and severely reduced revenues resulting from economic factors—especially over the past decade. With this situation, it has become even more critical to identify potential revenue enhancements and manage subsidies effectively. Local governments have frequently concluded that legitimate new and increased fees can be part of the solution.

After local governments embraced the concept of user fees, special interest groups (led by the building industry) began regularly challenging development fees in a number of cities and counties (primarily in California and other Western states). The overall result is an environment of significant scrutiny of any and all fee actions. Local government has been forced to pay greater attention to the methods and bases for new fees, since they can be readily challenged. The focus of fee-setting decisions has shifted from the revenue needs to the actual cost of the services provided. “Pay to play” principles have become more prominent as a way to ensure equity and fairness for all citizens. In addition, the issue of subsidies has come to the forefront, since it has become less tolerable to use general taxpayer funds to subsidize the private activities and profits of developers (for example) and other individual beneficiaries of County services—at the expense of more public safety and recreation services.

Basic User Fee Principles

The definition of a user fee, the modern environment for their existence and administration, and general public administration concepts all affect a Cost of Service Study. Wohlford Consulting considered a variety of related principles to assist Cabarrus County in the determination of user fee structures, service costs, and implementation. Under these principles, User Fees should be:

- Based on the Cost of Services:
 - ✓ Not arbitrary
 - ✓ Not unintentionally subsidized
 - ✓ Not unfairly subsidized
- Fair and Equitable
- Consistent with County Goals / Objectives
- Compliant with State Law
- Dynamic (for updates & anomalies)

The overriding principle in this User Fee Study is that the fees should not create a profit. In other words, each fee should be no greater than the reasonable cost of the service for which the fee is



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intended to cover. The costs calculated in the study represent the maximum estimated reasonable full cost for each service and, therefore, the maximum fee the County should charge for its services.

User fee activities, such as development application reviews, are primarily discretionary services provided only to those who request the services or cause the services to be required (e.g., development projects in the County). These services are not provided to the public at large, which is why local government and taxpayers often consider it appropriate to recover the full cost of the services from those applicants that receive the services. The alternative is for taxpayers (through the General Fund, typically) to subsidize the services on behalf of the individuals or entities that benefit directly from the services.



PROJECT APPROACH AND METHODOLOGY

Conceptual Approach

The basic concept of a Cost of Service Study is to determine the *full cost* of each service provided by the County for which the Department charges a user fee. The full cost may not necessarily become the County's fee, but it serves as the objective basis from which the County can make informed decisions regarding the final fee level.

In order to determine the full cost for each fee service, the cost analysis incorporates the following "full cost" components:

- Direct Salaries & Benefits
- Services and Supplies
- Indirect and Support Activities
- Supervision and Support
- Cross-department Support
- Department Administration
- Countywide Administration
- Facility Use
- Capital (annualized)
- Anticipated Growth

A critical method to ensure full cost recovery rates is to establish annual billable (productive / available) hours for staff. The Study reduces the full-time annual hours (2,080) for each position classification by non-billable hours, such as holiday, vacation, and sick leave, staff meetings, mandated breaks, and training. In studies conducted by Wohlford Consulting, the typical number of billable hours for the average full-time employee is approximately 1,400 hours per year, but this figure might normally range from 1,200 to 1,500, depending on the type of position. The Cabarrus County study calculated a billable hour total for each position classification in the study. By using the billable hours, rather than the full 2,080 hours of full-time pay, the Study ensures that hourly rates and the resultant costs reflect the levels necessary to recover the full cost of services in a particular year given the practical availability of staff to provide services.

The standard fee limitation we abided in this study is the "reasonable cost" principle. In order to maintain compliance with this standard, every major component of the fee study process included a related review. The use of budget figures and time estimates indicates reliance upon estimates for some data. In other areas, the study includes actual known figures that exceed the reasonable standard. The key to the defensibility of the study, therefore, is a dedication to the reasonableness of the data and results. The quality control measures implemented ensure the study satisfies the reasonableness standard. The study does not utilize arbitrary data or other information that would not satisfy the estimated/reasonable standard.

In those cases where it was possible to establish reasonably consistent time/workload standards for specific services, the analysis develops the cost of the service as a "flat" or "fixed" fee. In addition to providing consistent cost information, this approach is the most common method for developing the full cost of County services.



The alternative to fixed fees is to track actual staff time for every staff member for every service. This approach creates an administrative burden and leaves the County and the fee payer unable to predict the final fee amount. An “actual staff time” billing approach is appropriate, however, for extraordinary circumstances or when a fee activity varies widely between occurrences and would thus cause fixed fees to be unfair and unreasonable in a significant number of cases. In those cases where actual time billing might be most effective, the County can choose to require a deposit to ensure a minimum fee is received. This Fee Study calculated individual position hourly rates and some standard rates that can be used for real-time or incremental billing.

The cost figures used as the basis for the study were from the Cabarrus County’s FY 2024-25 final approved budget.

Summary Steps of the Study

The methodology used to determine individual user fee costs is fairly straightforward. This analysis employs a “unit cost build-up” approach to determine the cost of individual services. The approach uses the following factors:

- Staff time to complete activities and services
- Direct cost of individual staff positions (converted to productive hourly rates)
- Rational distribution of overhead and support costs

Multiplying the first two factors (# of hours by hourly rate) identifies the direct cost for each service. By distributing the remaining indirect/overhead costs, the analysis establishes the full cost. The following list provides a summary of the study process steps:

Fee Study Process Outline

1. Establish the inventory of fee services (current and potential)
2. Identify the staff positions that work on each fee service
3. Calculate the direct productive hourly rate for each position
4. Determine the time necessary for each position to perform fee tasks
5. Calculate the direct cost of the staff time for each fee
6. Distribute indirect and overhead costs to each fee
7. Sub-allocate supporting activities to fee services
8. Perform quality control processes (constant)
9. Calculate revenue impacts
10. Perform the “gap analysis” (unit and total subsidies/deficits)
11. Perform review processes
12. Document and present results

To ensure a high degree of accuracy and thoroughness for the study, each of these steps in the process involves a rigorous set of subtasks, iterations, reviews, and quality control requirements. Both County staff and the consultant were involved with the performance and/or review of each of these steps.



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The following table illustrates the methodology using hypothetical information in a simplified format:

Simplified Unit Cost Calculation

Service ("Fee" or Program) / Activity	Time to Complete 1 Activity (hours)	X	Productive Hourly Rate	=	Full Cost (per Unit of Fee Activity)	X	Annual Volume of Activity	=	Annual Cost or Potential Annual Revenue
FEE #1:							10		
Intake	0.5		\$ 100		\$ 50		10		\$ 500
Plan Check	1		\$ 100		\$ 100		10		\$ 1,000
Inspection	2		\$ 100		\$ 200		10		\$ 2,000
Filing	0.5		\$ 100		\$ 50		10		\$ 500
Salaries & Benefits Total:	4		\$ 100		\$ 400		10		\$ 4,000
Indirect Costs					\$ 50		10		\$ 500
TOTAL COST					\$ 450		10		\$ 4,500

The above table of hypothetical data indicates that Fee #1 takes staff a total of four hours to complete the necessary services, so at \$100 per hour, the direct staff cost is \$400 per unit. The addition of \$50 for indirect and overhead costs brings the total unit cost to \$450. With 10 units a year, the total annual cost for the service is \$4,500.

It is important to note that this simple example indicates only a single position at four hours consumed per unit. The actual time analysis is much more detailed, and includes individual time estimates for each employee who works on each service for which the County charges a fee.

By multiplying the unit costs by the annual number of fee activities, the analysis estimates the total annual cost of the fee-related activities. By using the same annual activity volumes and multiplying them by current fees, the Study establishes potential cost recovery from current fees. The difference between the two figures is the actual cost-current fee gap. If the current fees are greater than the actual cost, the gap is an over collection or profit. If the full cost is greater than the current fees, the gap represents a subsidy, or individual fee deficit. The following table illustrates a simplified example of a gap analysis:



Simplified Annual Subsidy/Gap Analysis

Fee	Annual Volume of Activity	X	Current Fee	=	Annual Revenue @ Current Fee	-	Annual Revenue @ Full Cost	=	Current Annual (Subsidy) / Surplus
Fee #1	10		\$ 100		\$ 1,000		\$ 4,500		\$ (3,500)
Fee #2	15		\$ 75		\$ 1,125		\$ 2,000		\$ (875)
Fee #3	20		\$ 50		\$ 1,000		\$ 500		\$ 500
Fee #4	25		\$ 25		\$ 625		\$ 100		\$ 525
Total:					\$ 3,750		\$ 7,100		\$ (3,350)

The above table indicates that hypothetical Fee #1 is currently subsidized \$3,500 per year, while for Fee #3 the fee payers are being charged \$500 more per year than the cost for the service, which represents a surplus of revenue.

Basic Assumptions and Standards

The study relied upon a series of underlying assumptions and basic considerations to achieve the results. These issues are described below:

Time Data & Estimates:

One of the principal building blocks of this cost analysis was the time data provided by County staff to represent their workload related to each fee service and/or subordinate activity. The principal source of the time data were the Department staff themselves. For the individual time data for each service, qualified staff provided time estimates based upon their professional experience. The use of staff-provided time estimates is necessary in the absence of actual time data, such as the kind that could be developed through a long-term time and motion study or other more formal methods. A study to determine actual time consumed for each project type is not feasible for a municipal cost of service (user fee) study, as it would take several years for every project type to occur in the County (in order to collect the associated data), and the variability between instances of each type would render the actual data unreliable anyway. Furthermore, the cost to conduct such an analysis to achieve useful data would be extensive and would greatly offset any value of the cost of service study—all without improving the acceptability, defensibility, or accuracy of the cost study results.

If conscientiously considered by qualified staff, time estimates should satisfy the standard that a fee must not exceed the “reasonable cost” of providing the service for which the fee is charged. For this study, County staff provided time estimates that represent a normal level of effort for each fee activity, as determined by past experience, and necessary to perform an acceptable professional level of service.



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This data was reviewed by other experienced staff in the organization, in order to utilize other perspectives and experiences and further ensure reasonableness. This approach is “industry standard” for cost of service and user fee analysis.

Full Cost: The study determines the full cost of services. To this end, the analysis includes all direct costs for the County services, such as the salaries and benefits of the employees who perform the services. The analysis also includes the appropriate distribution of legitimate indirect and overhead costs that support the operations and personnel that perform the services. These costs include general supplies and services, utilities, insurance, facility and equipment costs, technology upgrades, County, Department, and/or Division overhead, annualized capital costs, annualized supporting plan maintenance, and Countywide overhead—all whenever applicable. Countywide overhead is comprised of central service costs, such as county executive, finance, county counsel, and human resources. These costs are universally accepted as components to be included in service cost (fee) calculations, because the underlying services provide the organizational and operational support necessary for the employees and administrative infrastructure to exist and conduct the fee activities. It is important to note that all of these costs are distributed to the fee-related services, as well as the non-fee-related services. In other words, the costs for fee-related services are not burdened with all of the cost, but only their fair share of the cost. The costs assigned to most direct non-fee services are considered unrecoverable.

Non-fee Services: As a full cost of service analysis, the study for each department/fee area also calculates the cost of non-fee services. These services include areas such as public information and support to other county departments, which do not have associated fees. The purpose of including these other services is to ensure the fair and appropriate distribution of overhead and indirect costs to all areas, instead of concentrating these costs only on the fee-related activities. This approach also allows the analysis to distribute staff hours across all activities to ensure a true picture of the utilization of staff time and cost and provide a quality control check. The detailed study results in the appendices indicate whether a summary total includes “All Services” (including non-fee categories) or “Fee Services Only” (excluding non-fee services). The figures in the body of this report only include the “Fee Services” totals.

Service Level

Assumptions: The entire analysis was based upon the current County organization and business practices. The study assumed continued consistency in the time consumption for each service, as well as future staffing, quality, productivity, efficiency, and all other qualitative and quantitative standards.

The analysis is also based upon a level of service determined by Department management to be the minimum professional standard. As a result, in some cases, the time estimates may represent a higher level of service than that of the current



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Department organization and business practices. The study assumed consistency in the future time consumption for each service, as well as future staffing, quality, productivity, efficiency, and all other qualitative and quantitative standards.

Consistent

Workload:

Most of the service costs in this study were developed as “flat” or fixed fees. Under this approach, the Study calculates the cost of the services after assuming that all services for a specific fee will require the same workload (time), regardless of the characteristics of the particular fee activity or the applicant. Time estimates that reflect the “typical” level of effort required for a particular fee activity. The flat fee approach ignores the variance in time that may exist from applicant to applicant, due to qualitative or other differences in the applicants themselves or their submitted materials. The overall efficacy of this approach relies upon the assumption that the variances will average out over the course of time, resulting in a consistent and reasonably fair fee for all.

Subsidy:

A deficit exists when the cost of a particular service is greater than the fee charged and recovered for that service. This deficit creates the need for a subsidy from another funding source, so the use of either term in this report or in subsequent discussions is appropriate for the same meaning.

Individual fee subsidies can take different forms. In cases where different size fees within the same category are set at different cost-recovery levels, one fee payer may subsidize another for the same type of service. This situation exists, because the individual fees are not each priced to recover the individual costs of the services (i.e., one payer is overcharged and one is undercharged). In these instances, there is a basic imbalance and/or unfairness between fee payers built into the system. Other fee subsidies are more general or larger in overall scope, such as when all of the fee levels are set below the costs of the individual services. The overall cost of services is very real, so if the recipients of the services are not asked to pay full cost, the balance must be borne by one or more County funding sources, so the concept of a subsidy is not just theoretical. In local government, subsidies are normally covered by General Fund revenues, since most other funding sources are limited in what they can be used to fund.

This reliance upon General Fund revenues to fund private-benefit services, such as septic system inspections, creates some criticism, since it reduces the availability of those revenues for other public benefit services, such as public safety. However, subsidies can also reflect positive public policy goals, since they can be used to encourage or reward certain desired activities.

This study identifies existing subsidies for individual fee activities, as well as the resulting annual operating deficits for the County. The purpose of the subsidy analysis is to inform the County regarding current subsidy levels and give County leaders information to help make informed fee setting and policy decisions.



*Costs vs.
Fees:*

The Study and appendices reference “fees” in titles and descriptions. In the context of the full cost analysis, the terms “cost” and “fees” are interchangeable. The full cost of a service serves as the potential fee until the County has an opportunity to review the results and establish new fee levels for implementation. This study does not presume to establish County fees, since the decisions about fee levels are the purview of the Board of Commissioners and require additional information (e.g., community input, economic impacts, etc.) that was not evaluated as part of this study.

Quality Control

The quality of a cost study is dependent on the data that is used for the analysis. All study components are interrelated, so it is critical that the study utilize good data. To avoid accuracy problems and other quality flaws, the study incorporated a rigorous quality control process with checks at every step in the analysis. The quality control measures ensure that the study covers all of the issues, appropriately accounts for positions and resources in the models, and factors all other data fairly and accurately. The elements of the quality control process used for the User Fee calculations include:

Quality Control Steps / Initiatives

- | | |
|--|---|
| ✓ Involvement of knowledgeable County staff and managers | ✓ Normalcy/expectation ranges (data inputs and results) |
| ✓ Clear instructions and guidance to County staff and managers | ✓ Challenge and questioning |
| ✓ Process checklists | ✓ Utilization of staff hours |
| ✓ Reasonableness tests and validation | ✓ FTE balancing |
| | ✓ Internal and external reviews |
| | ✓ Cross-checking |



FINDINGS AND RESULTS

Basis

The County departments/divisions analyzed through this cost study charge fees to the citizens and businesses of Cabarrus County that receive various discretionary services from the County, such as plan reviews, inspections, and permits. These fees consist of a mix of flat (fixed) fees and time and materials fees (variable @ staff hourly rates). In this study, for those fees where the staff could identify a typical or standard project with only slight variability of staff effort (i.e., cost) between projects, we established fixed costs. In contrast, services where significant variability of staff effort exists between projects were designated as “actual staff time”. For the actual time fees, we used the calculated staff hourly rates to establish the “cost” of a typical project (which can also be used as a starting deposit).

County staff and the consultant worked together to develop the fees through a unit cost build-up approach, whereby the analysis calculated the cost of each unit of service (e.g., permitting process, inspections, plan review) using staff time and cost-recovery hourly rates. To develop the annual deficit or surplus figures, the analysis multiplied the unit costs and current unit fees by the anticipated annual volume of each service. This extrapolation of the unit fees into a one-year period indicates the potential revenue impacts to each department included in the study, as well as a total for the County as a whole.

Summary of Results

In a cost of service (user fee) analysis, the principal output and findings are the full cost figures for the fee activities. The process for development of recommended fee levels for consideration by the Board of Commissioners will occur later. The appendices to this report exhibit the unit fees individually by fee type: Planning & Zoning, Construction Standards, and Fire Prevention. In order to put the results in context, the analysis also extrapolated the unit fees into a one-year period, which indicates the potential revenue impacts to the individual Divisions and the County as a total.

The current total cost of County fee activities included in this study is approximately \$6.0 million annually. Given the current fee levels charged by the County, the potential annual revenue (assuming a consistent activity level and complete collection) is \$5.0 million, which represents a current cost-recovery ratio of 82% overall and an annual fund deficit (subsidy) of \$1.0 million. In other words, if the County set fee levels at the full cost of each service, (100% cost-recovery) the County could collect an additional \$1.0 million in revenue from fee activities each year.

The following table illustrates these results for the County:



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Summary Results

FEE SERVICE AREA	FULL COST: Annual Cost of Fee-related Services	PROJECTED REVENUE AT CURRENT FEES	PROJECTED SURPLUS / (DEFICIT)	PROJECTED COST RECOVERY RATE
Planning & Zoning	\$ 580,000	\$ 86,000	\$ (494,000)	15%
Construction Standards	\$ 5,284,000	\$ 4,794,000	\$ (490,000)	91%
Fire Prevention	\$ 143,000	\$ 65,000	\$ (78,000)	45%
TOTALS:	\$ 6,007,000	\$ 4,945,000	\$(1,062,000)	82%

The “Projected” revenue at current fees shown in the table above assumes that the County will charge existing fees in all possible instances. However, for practical and customer service reasons (to facilitate good community relations and encourage overall compliance), as well as collection inefficiencies, the County likely does not actually charge for every situation where fees could be levied. Consequently, projected current fee revenues and full cost recovery levels will most likely be less than shown in the table, so the table figures should be considered the maximum potential amounts.

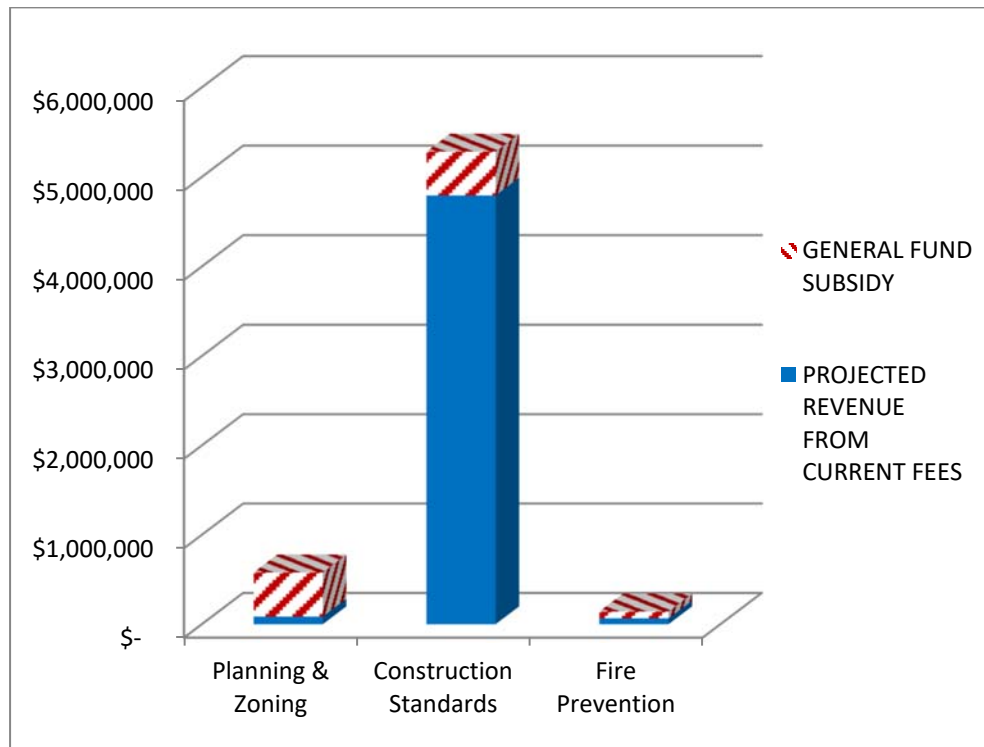
The reality of the local government fee environment, however, is that large increases to achieve 100% cost recovery are often not feasible, desirable, or appropriate. In recognition of this situation in Cabarrus County staff will develop recommended fees that will likely result in less than full cost recovery. The annual amount of revenue from the recommended fees and the actual cost-recovery ratio will not be known until County staff prepares their analysis and recommendations to the Board of Commissioners.

In addition to the overall annual funding *deficit* (subsidy), 1,405 out of 1,411 (99.6%) of the current fees are less than the full cost of providing the services, thus providing individual subsidies to fee payers. The remaining 6 current fees are set equal to or higher than full cost. If the County elects to set all fees to recover full cost (and no more), almost all of the current fees would increase, and a few might be reduced. Given the projected annual volume of permit activity for the individual fees, the County would experience an overall increase in annual revenue of approximately \$1.0 million.

Another way to view these results is to consider the funding sources for the full cost of fee-related activities. In the following graph, the bottom portion of each program indicates the amount of the fees funded by current fees, and the upper portion represents the funding provided by the General Fund or other non-fee sources:



Current Funding Sources of Fee Services



The appendices to this report contain the unit cost and departmental summary results from the Cost of Service Study. Subsequent sections of this report contain the individual results for each department included in the analysis.



Results for Planning and Zoning

FULL COST: Annual Cost of Fee-related Services	PROJECTED REVENUE AT CURRENT FEES	PROJECTED SURPLUS / (DEFICIT)	PROJECTED COST RECOVERY RATE
\$ 580,000	\$ 86,000	\$ (494,000)	15%

Summary

Planning and Zoning staff and the consultant worked together to develop the fees through a unit cost build-up approach, whereby the analysis calculated the cost of each unit of service (e.g., plan check, zoning review, and/or permitting process) using staff time and cost-recovery hourly rates. To develop the annual deficit or surplus figures, the analysis multiplied the unit costs and current unit fees by the anticipated annual volume of each service.

The cost analysis for Planning revealed an overall annual funding *deficit* of approximately \$494,000 for fee-related activities, with an overall cost-recovery rate of 15%. In addition, 65 out of 68 (96%, by tally) of the current fees are less than the full cost of providing the services, thus providing a subsidy to fee payers. The only current fees that are currently set equal to or higher than full cost are the *Single Family attached/multi-family zoning permit - Each additional unit* and two of the individual position hourly rates. If the County elects to set all fees to recover full cost (and no more), all of the current fees would increase, and none would be reduced (excluding fines for citations). Given the projected annual volume of permit activity for the fees, if all fees are set at 100% cost-recovery, the County would experience an overall increase in annual revenue of approximately \$494,000.

Appendix 1 contains the detailed results for Planning and Zoning fee activities.

Potential Cost-recovery / Revenue Limitations

The cost results for Planning indicate a potential for significant additional revenue—as much as \$494,000 annually—if fees are increased to full cost. In some local government situations, only a reduced portion of this kind of potential revenue is likely to be realized, due to “fee” areas that are traditionally heavily subsidized, such as appeals, architectural or historical review, and first “warnings” of violations. In this Planning analysis the fees/services related to appeals and architectural review equate to approximately \$15,000, which may not be entirely recoverable if the County continues to set fees at a subsidized level. However, the remaining \$479,000 in potential revenue is theoretically attainable if the County sets fees at the full cost levels. However, the total potential revenue reflects very large increases to many individual fees that may not be feasibly attainable in the first year, so this large figure should be discounted according to the County’s plans for increases. To the extent that the County does not increase all fees to their full cost levels, the County will not realize the associated additional annual revenue.



Results for Construction Standards (Building)

FULL COST: Annual Cost of Fee-related Services	PROJECTED REVENUE AT CURRENT FEES	PROJECTED SURPLUS / (DEFICIT)	PROJECTED COST RECOVERY RATE
\$ 5,284,000	\$ 4,794,000	\$ (490,000)	91%

Summary of Results

Construction Standards staff and the consultant worked together to develop the fees through a unit cost build-up approach, whereby the analysis calculated the cost of each unit of service (e.g., plan checks and inspections) using staff time and cost-recovery hourly rates. To develop the annual deficit or surplus figures, the analysis multiplied the unit costs and current unit fees by the anticipated annual volume of each service.

The cost analysis of the Construction Standards Division revealed an overall annual subsidy in the Division of approximately \$490,000 for fee-related activities, with an overall cost-recovery rate of 91%. (Note: Non-fee activities were included in the analysis to ensure proper distribution of all costs, but are excluded from the summary figures presented in this report.) Overall, if the County adopts all fees at 100% of full cost, the Construction Standards Division could collect an additional \$490,000 per year over current fee levels.

In addition to the annualize cost results, individual fee details reveal that 796 out of 799 (99.6%, by tally) of the current fees are less than the full cost of providing the services, thus providing a subsidy to fee payers. The fees that are currently greater than calculated cost include *Existing Certificate of Occupancy*, *ABC Permit*, and *Accessory Dwelling Unit*. Each of these fees was added to the fee schedule as part of this study. The cost of “new” fees in a study are often misaligned with current fees, since the original determination of the current fee levels may have been based on prior assumptions or best guesses, or the fees may have been created to establish a lower level of fee than current fees would permit for the same service in the previous fee structure/schedule.



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The following table shows the breakdown of the total cost of Construction Standards into the individual general fee areas:

Construction Standards Cost Results by Program Area

FEE CATEGORY	FULL COST: Annual Cost of Fee-related Services	PROJECTED REVENUE AT CURRENT FEES *	PROJECTE D SURPLUS / (DEFICIT)	PROJECTED COST RECOVERY RATE *
New Construction (plan check & insp.)	\$ 3,924,900	\$ 3,524,300	\$ (400,600)	90%
Miscellaneous Items (plan check & insp.)	\$ 725,900	\$ 680,400	\$ (45,500)	94%
Mechanical, Plumbing, & Electrical Items	\$ 633,100	\$ 589,000	\$ (44,100)	93%
Total:	\$ 5,283,900	\$ 4,793,700	\$ (490,200)	91%

The above table includes an adjustment prorated across the Full Cost for each fee category to account for the “utilization gap” that occurs when the model indicates that staff are working more than the available / billable hours. This adjustment assumes that the excess workload will result in processing delays, rather than increased revenue, or the workload will be assigned to external contractors with a corresponding increase in cost to offset additional revenue. In the Construction Standards results (Appendix 2), this utilization gap amount is shown separately. Consequently, although the total figures match between the above table and Appendix 2, the individual Full Cost figures for each fee category will vary.

Appendix 2 contains the detailed results for Construction Standards.

Potential Cost-recovery / Revenue Limitations

The cost results for Construction Standards indicate a potential for additional revenue—as much as \$490,000 annually—if all fees are adjusted to recover full cost. However, the total potential revenue reflects unknown changes to many individual fees that may not be feasibly attainable in the first year, so this revenue figure should not be considered an absolute fact. Due to the unknown outcomes of the fee-setting decisions, it is not possible to firmly establish the probable revenue impact of the Construction Standards results. Once the County staff prepare recommended fees and/or receives specific direction from the Board of Commissioners, better predictions may be possible. Until then, it is important to understand that the revenue projections in the study represent the potential maximum revenue increases, and not the likely true cost-recovery results.



Results for Fire Prevention

FULL COST: Annual Cost of Fee-related Services	PROJECTED REVENUE AT CURRENT FEES	PROJECTED SURPLUS / (DEFICIT)	PROJECTED COST RECOVERY RATE
\$ 143,000	\$ 65,000	\$ (78,000)	45%

Summary

Fire Prevention staff and the consultant worked together to develop the fees through a unit cost build-up approach, whereby the analysis calculated the cost of each unit of service using staff time and productive hourly rates. To develop the annual deficit or surplus figures, the analysis multiplied the unit costs and current unit fees by the anticipated annual volume of each service.

The cost analysis for Fire revealed an overall annual funding *deficit* of approximately \$78,000 for fee-related activities, with an overall cost-recovery rate of 45%. The analysis also revealed that 100% (544 out of 543 fees, by tally) of the current fees are less than the full cost of providing the services, thus providing a subsidy to fee payers. No fees are currently set equal to or higher than full cost. Given the projected annual volume of permits and other activity for Fire fees, if the County elects to set all fees to recover full cost (and no more), the County would experience an overall increase in annual Fire Prevention revenue of approximately \$78,000.

Appendix 3 contains the detailed results for Fire Prevention fee activities.

Fire Prevention Cost Results by Program Area

FEE CATEGORY	FULL COST: Annual Cost of Fee-related Services	PROJECTED REVENUE AT CURRENT FEES	PROJECTED SURPLUS / (DEFICIT)	PROJECTED COST RECOVERY RATE
New Construction	\$ 58,200	\$ 39,400	\$ (18,700)	68%
Misc. Fire Items	\$ 84,700	\$ 25,400	\$ (59,300)	30%
Total:	\$ 142,900	\$ 64,800	\$ (78,000)	45%

Total Cost Clarification for Fire Prevention

When considering the Fire Prevention results, it is important to remember that the total results figures discussed in this report only reflect the fee-related services. Understanding this situation is particularly helpful for those who are aware that the total budget size of Fire Prevention is in excess of \$500,000. This figure is so much greater than the annual cost results of \$143,000 shown in the tables above, that it may appear to be grossly incorrect. However, the study did include the larger budgeted costs in the analysis, but the study assigned the vast majority of the cost (including proportional overhead) to non-fee



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categories, and the remaining amount was assigned to fee-related categories totaling \$143,000.

Potential Cost-recovery / Revenue Limitations

The cost results for Fire Prevention indicate a potential for approximately \$78,000 of additional revenue—if fees are increased to full cost. For some Fire Departments, only a reduced portion of this kind of potential revenue is likely to be realized, due to “fee” areas that are sometimes heavily subsidized, such as community events and inspection of care facilities. In this analysis the fees/services related to fairs/carnivals and care facilities are currently subsidized approximately \$9,000, which may not be entirely recoverable if the County continues to set fees at a subsidized level. The remaining \$59,000 in potential revenue is attainable if the County sets fees at the full cost levels. However, the total potential revenue reflects very large increases to many individual fees that may not be feasibly attainable in the first year, so this large figure should be discounted according to the County’s plans for increases. To the extent that the County does not increase all fees to their full cost levels, the County will not realize the associated additional annual revenue.

As mentioned previously, much of the cost of Fire Prevention is consumed by non-fee services. Determination of which services require fees often reflects policy choices, rather than regulatory prohibitions against levying fees. There are, in fact, some services that consume significant staff time and could result in significant additional revenue, if the County chose to establish a more aggressive cost-recovery approach. For example, the annual cost for Fire Prevention to conduct *Annual / Periodic State-Mandated Business Inspections* is over \$220,000. Some or all of this cost could be recovered if the County decided to establish an associated fee. This example is only an illustration of the potential and not a recommendation. It is very common for other Fire Prevention agencies to provide this service free of charge or for only a nominal fee.

Other Results Information and Explanations

Clarifications

It should be noted that the “full cost” figures presented in the table reflect only the total annual cost of the *fee-related activities*. The Departments also have a number of non-fee activities that are not included in this table. Therefore, the table’s focused cost figures will not match any budgets or other financial documents that include every component of the Department or Division.

This report presents a variety of cost and revenue figures to demonstrate and explain various elements of the County’s costs and revenues. Given the complex revenue situation, the different figures presented, and the potential for confusion, it may be beneficial to briefly clarify some of the key revenue issues at this point in the report:



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- The study focused on the fee-related services provided by the County, so most cost figures only on those services, and not the entire budgets for Planning, Zoning, Construction Standards, or Fire Prevention.
- The summary revenue shown in the first table above and in the Executive Summary is based only on the fee-related services.
- The revenues are “potential” levels, based on the assumption that the County will charge the appropriate fees for each eligible instance, with no waivers.
- The revenues are “potential” levels, based on the assumed collection of all fees.
- The County does not always charge for all fee-related services, in order to meet customer service and operational policy goals, so the actual revenue collections have been less than the potential fees would indicate.
- Non-fee-related services were included in the analysis and form the overall picture of the County costs, revenues, and subsidies.
- Table titles and descriptions in the paragraphs differentiate between the results being discussed.

Cost Study Results vs. The Budget

The annualized results from the studies, as presented herein, will not match the entire budget and operations of each department or division, which may have non-fee programs and/or services intentionally funded by the General Fund or external sources. In addition, in some instances, the total costs and/or revenues shown are greater than the department budgets, because the anticipated annual workload is greater than current staff resources can fulfill or the task hours used to calculate unit costs are based on a “minimum professional standard” that may be greater than current staff capacity currently allows. This situation was particularly pronounced in the Construction Standards and Fire Prevention results. The *Utilization Gap* section of this report further addresses one of the primary causes of this issues. The subsidies identified in the study may also differ from any previously identified or existing budget subsidies, because the analysis included factors that are not necessarily part of the budget process. These factors may include: direct staff support or support costs from other County departments, updated annual workload data, and anticipated service and staffing levels, which may differ from previous assumptions employed for the budget.

Definition of Results

The results of this study reflect the *full cost* of fee-related services provided by the County. The results are not necessarily the fees that the County will charge. The Board of Commissioners has the authority and responsibility to set the fee levels following receipt of staff recommendations, public meetings, and deliberations.

Utilization

As one of the key quality checks utilized in the analysis, the study also quantified the utilization of each position classification. Utilization is calculated by comparing the total



hours consumed for each position to the total available hours for each position, represented by an hours gap and percentage. Total hours consumed results from the unit times for each unit of service performed by a position multiplied by the annual number of each service (e.g., a 10-hour service, completed 10 times per year, equals 100 hours of total time consumed). The available hours, also known as productive or billable hours, represent the net hours after removal of non-billable time (leave, general training, staff meetings, breaks, etc.) from a full-time position, multiplied by the total FTE for a classification. The total available hours were calculated separately for each position classification in the study. The individual position figures all fit reasonably well within the normal range from other fee studies conducted by Wohlford Consulting.

By matching the hours consumed to the hours available for each position classification, and demonstrating utilization at 100%, the study assures that the time data and outcomes reasonably represent the actual time and costs to complete each service. However, in many fee studies, including these for Cabarrus County, there are some reasonable and justifiable exceptions to 100% utilization for some positions. For example, if a position is over 100% utilized, some of the time data may represent a “minimum professional standard” level of service that exceeds available capacity. In those instances, the time data shows that more effort (time) is required than the available hours to complete the services, suggesting the need for additional staff resources (e.g., overtime, contracted services, or additional FTE). Utilization at less than 100% does not exist in a fee study, because the analysis includes all categories of time, even for non-fee-related or non-productive activities.

Impact of Fee Activity Levels

To the extent that the County increases its fees to the full cost levels, County revenue from fee services could increase by the amount described. However, it is important to note that permit activity levels will have the greatest impact on the final revenues resulting from fee changes. In addition to the final fee levels, the annual volume of fees (e.g., number of activities) will materially drive the revenues.

The study calculated potential revenues based upon the fee activity projections / assumptions provided by the County, which were based on past experience, current trends, and anticipated changes. The potential for additional cost recovery is grounded in a consistent comparison between the current fees and the full cost fees at the same activity levels. Consequently, if development activity and the resultant fee workload decline, the County would experience an overall drop in fee revenues that is unconnected to the results of this study.

Results for Staff Hourly Rates (Cost Recovery Rates)

Full Cost Recovery Hourly Rates

The study results include a series of “Full Cost Recovery Rates” associated with various position classifications (e.g., Lead Code Enforcement Officer). These rates are calculated to recover 100% of each position’s fully loaded cost within the hours available to perform billable/direct services to customers and other direct County activities (both fee and non-



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fee). The cost components factored into these rates are the same as the costs included in the unit fees, as described in the “Full Cost” section above. In addition, these rates take into account the available billable hours for each position.

For example, if a position’s fully burdened cost is \$150,000, and the position’s billable hours are 1,500, the full cost recovery rate would be \$100 per hour.

These rates should not be confused with pay or other compensation rates. Due to the cost burden added to these rates (e.g., overhead, operating expenditures, indirect costs) and use of billable hours, a Full Cost Recovery rate typically ranges from three to four times the hourly pay rate of the employee.

The County can use these rates to recover full County costs whenever a real-time billing situation is present. A salary-only or salary+benefits rate would fail to recover the full cost of the position.

Since current hourly rates are either non-existent or based upon simply compensation rates, the full cost-recovery rate calculated for every position classification evaluated in this study is higher than the current hourly rate used by the County.

Blended Rates

The study results include “blended” hourly rates for supplemental plan checks and/or inspections that are not specific to any particular positions. These rates enable the County to utilize a general rate when specific employee rates are not feasible or desirable, such as when the County is attempting to provide an estimate of cost when the actual employee assignments or project complexity is not fully known.

The study calculated the blended rate by using portions of the hourly cost of multiple positions that are typically involved in hourly fees. All of the portions combined to equal one hour. To determine the relative portions from each position, the study used a ratio that generally corresponds to the typical work assignments of those employees. (i.e., non-fee-related positions are excluded.)

Variable (Hourly) Fee Deposits

For some fee-related services (especially anomalous situations) the County may choose to track actual staff time consumed by the project and charge full cost-recovery hourly rates to establish the specific fee level. This “real-time billing” process may require the applicant to pay an initial deposit (i.e., down payment) to ensure that the County will collect a base amount of fees for the project. If the project consumes more time/cost than the initial deposit, the County will request an additional infusion of funds from the applicant. Ultimately, the applicant will pay the full cost of all staff time devoted to the project.

However, it should be noted that the County does not currently utilize deposits or down-payment-type arrangements for development-related fees or charges. This approach may



not be feasible or desirable for the future either, since the nature of the development processes and interactions with the public are different from many other County functions, which may present insurmountable difficulties to adapt for these services. Consequently, this discussion merely presents the idea for future potential consideration by the County.

This cost analysis calculated the typical cost of each service, which appears in the results as the resultant full cost. If the County wants to establish deposits, instead of fixed fees, the unit costs identified in this study can serve as the deposit levels. When considering fee setting, the County does not *need* to establish the deposit at this level to ensure full cost recovery, because the fees charged will be based upon the actual time consumed—not the deposit level. The deposit merely serves as the first payment.

The County *may* choose to use the results from the cost study as the basis to set the deposit levels, since they represent “typical” projects. This approach may not be desirable, however, because it could result in a greater number of necessary refunds of overpayments, and because it would “front load” fee payments for projects which have a longer review process.

Issues Regarding Comparisons with External Hourly Rates

Local government hourly rates are occasionally compared to the rates charged by private contractors or other external agencies, in order to ascertain the “reasonableness” of the counties’ or cities’ rates. Although an attempt is usually made to compare equivalent positions, the government rates are commonly higher than those from private enterprises. There are a variety of valid reasons for the differences in rates, which contribute to the potential assessment of whether the rates are reasonable.

Even when the services and products are similar, significant differences exist in the costs and operations between government agencies and private enterprises. The differences are most evident in their organizational missions, cost structures, and service levels.

Most significantly, the differences are due to the fact that private firms typically do not have to account for the same underlying costs as a government agency, including:

- Permit system (purchase and maintenance)
- Board of Commissioners (or other committees and boards) support/meetings (attendance, status reports, etc.)
- Supporting plans or documentation (development and maintenance), such as emergency management and incident response plans, code updates, General Plan, Zoning Code, Municipal Service Review, and Sphere of Influence updates
- Emergency response and investigations
- Code enforcement
- Public information (pre-project support)
- Routine non-technical training (e.g., sexual harassment, workplace violence)
- Administrative oversight tasks (e.g., Economic Interest statements)



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- Fee studies performed by outside contractors
- Employer contributions to defined benefit retirement plans (vs. 401K or no plan)
- Competitive comprehensive health insurance coverage and post-employment benefits
- Recruitment processes that require extra steps (e.g., exams and formal applications) to ensure fairness and equity, and review processes to prevent issues such as nepotism. (Private firms can use whatever processes they want and can hire anybody they want.)
- Purchasing processes that require extra steps to ensure fairness and protect public money (i.e., formal bidding processes). (Private firms can purchase however they choose.)
- Additional administrative support, such as Finance and/or Auditor departments that must track public funds and prepare/publish reports with greater detail than required in private firms (to protect public money and ensure public access to information).

All of the above costs (some partially) may be allocated to County fees and cost-recovery rates established in the studies (with exceptions for some positions). Consequently, even when salaries are equal, total County employee costs are greater than private firm employee costs. Even if the County “privatized” some or all of the fee services, most of these costs would still exist in the County and would have to be recovered. Therefore, private firms would have to either raise their rates or bill for more hours—or the County would have to add a premium/surcharge to the private fees. Either way, the cost would be greater than simple public-private rate comparisons would indicate.

In addition, the fees (based on worker time) also have the following built into them:

- Review and approval processes to ensure accountability and protect the public.
- Systems and processes designed for fairness and equity among customers (can create inefficiencies). (Private firms can provide different service levels to different customers.)
- Standard fees must also include services to difficult projects and customers, because the County must serve everyone equally and cannot refuse to serve any customers. (Private firms can avoid “unprofitable” customers.)

In summary, private enterprises generally do not have the same level of cost inputs that need to be recovered in rates charged by a County, in order to recover costs and avoid subsidies from non-fee sources. Conversion to privatized services would not necessarily eliminate those additional costs, as the County would still incur many of them regardless of the final service provider.



Potential Cost Changes from Prior Studies and Fee-Setting

This cost analysis identified significant gaps (subsidies) between the full cost of individual services (as calculated in the study) and the current fees for almost all fees in the study. This finding may surprise those who assume that the County is already charging full cost for its services.

Cabarrus County's most recent fee study was completed in 2019. At that time, the County did not implement all fees at 100% cost recovery. Even for those fees where the County established fees at 100% of full cost identified in the previous study, and if the County regularly applied an inflation factor, there are a variety of reasons why the cost calculations in this study would identify significant gaps between the current fees and full cost recovery. This study did not attempt to evaluate and quantify factors that resulted in the gap, but common variables include:

- New or changes to state or federal regulatory requirements that must be implemented or enforced through County programs
- Current fees may not have been previously set at full cost (policy decisions).
- Increases in per-unit workload (i.e., time required to complete tasks) due to new codes and regulations that add complexity and additional required checks and services to tasks.
- Increases in County costs that exceed inflationary measures (e.g., Consumer Price Index) such as:
 - Employee salaries (COLA's, step increases)
 - Employee benefits (retirement, healthcare)
 - Services and supplies (electricity, fuel, insurance)
 - Countywide overhead costs (Cost Allocation Plan results)
- Inclusion of new costs not in existence or identified in the previous study, such as:
 - Internal administrative and supervision costs (Department and County overhead)
 - Annualized capital or asset replacement costs
 - Cross-Department support costs
 - Support functions authorized to be included in user fees (e.g., code enforcement costs in building and planning fees; general plan update costs)
- Changes in technology and/or business processes
- Staff turnover resulting in reduced personnel costs.
- Improved analytical methodologies with enhanced rigor and comprehensiveness
- Improved recognition of the role and treatment of productive / billable hours factors (direct vs. indirect work hours)
- Potential decreases due to streamlining/expenditure reductions

Considerations Concerning Recommended Fees

If the County's primary goal is to maximize cost recovery from user fees, Wohlford Consulting would recommend setting user fees at 100% of the full cost identified in the study, with few exceptions. This approach would reduce the burden on external funding sources. This position reflects a philosophy that fee payers should pay the full share for the services they consume from the County for their private benefit.



Maximizing cost recovery may not be the only goal of a cost of service study, however, and sometimes full-cost recovery is not needed, desired, or appropriate. Other County and County goals, Board of Commissioners priorities, policy initiatives, past experience, implementation issues, community expectations, and other internal and external factors may influence staff recommendations and Board of Commissioners decisions.

In recognition of these other issues, staff will work to develop recommended fees that address the County's current needs. Wohlford Consulting anticipates that the Board of Commissioners may provide further direction to staff regarding acceptable fee levels. In the meantime, *the cost recovery results shown in the Study are based upon full cost calculations* and do not reflect any specific or general fee recommendations provided by Wohlford Consulting.

Limitations for Use of Revenue Results

The annual results are based upon an estimated annual volume of activity provided by County staff during the study. The purpose of these total figures is to provide a sense of scale that puts the fund deficit and other results in context. These figures are not perfect, since a number of variables will ultimately alter the final cost recovery totals. Variables include:

- Fees set at less than full cost
- Increased or decreased activity from assumed levels
- Change in the blend of service types and fees
- Timing of the implementation of the fees and revenue collection
- Service activities and fee collections that cross multiple fiscal years
- Project tasks (activity volume count) and fee collection which occur in different years

This Study presents the potential cost recovery figures and annual costs only to provide a basis for comparison of current fee levels to full cost (as well as a basis to establish recommended fees). Since the impacts of these variable factors are unknown, Wohlford Consulting cautions the County against using the annualized figures for the purpose of revenue projections or other budgeting decisions.

Other Beneficial Outcomes of the Study

Although it is the primary focus of the Study, the cost analysis is not the only part of this effort that can benefit the County. A series of secondary outcomes and benefits resulted from the steps of the processes used in the Study, the analysis of data, and the myriad of discussions between the consultant and staff.

Since these secondary benefits are not the focus of the Study, the descriptions presented below are not intended to fully explain and document all of the elements and benefits of these outcomes. Instead, the intent of the descriptions is to briefly describe their existence and to encourage follow-up in some cases.



Orientation and Training

The long-term success of the project is affected by the ability of County staff to continue to understand, use, and explain the study methodologies and results after the consultant is gone. Consequently, as part of the study process, staff spent a considerable amount of time working with the consultant to learn the conceptual and practical elements of the data collection, analysis, and calculations. This informal training process not only ensures the future success of the project, but it also facilitated effective data collection and the County's internal review of the results.

Management Information

The processes of data collection, analysis, and validation produce beneficial management information. The background documentation and fee models, as well as the discussions with the consultant, highlighted information that is beneficial for managers who wish to pursue additional in-house analysis. County managers have access to the auxiliary information developed and documented during the Study, including current and potential:

- Utilization of Time and Staff (productivity and staffing needs)
- Revenue Impacts (potential new revenue)
- Distribution of Staff Effort across Services (who does what and for how long)
- Total Time for Each Service (workload impacts)
- General Staff Productivity (direct vs. indirect activities)

Intangibles

During the course of this Study, the consultant provided the County with experience-based advice intended to help the County best achieve its current and future fee objectives. Staff and the consultant discussed implementation strategies and alternatives, future steps, common questions and complaints, public policy considerations, economic considerations, legal considerations, how to address criticism and support the study, other analysis needed, and update techniques. These discussions and the other contributions from the consultant do not necessarily appear elsewhere in the formal documentation, such as this report.



OTHER ISSUES AND INFORMATION

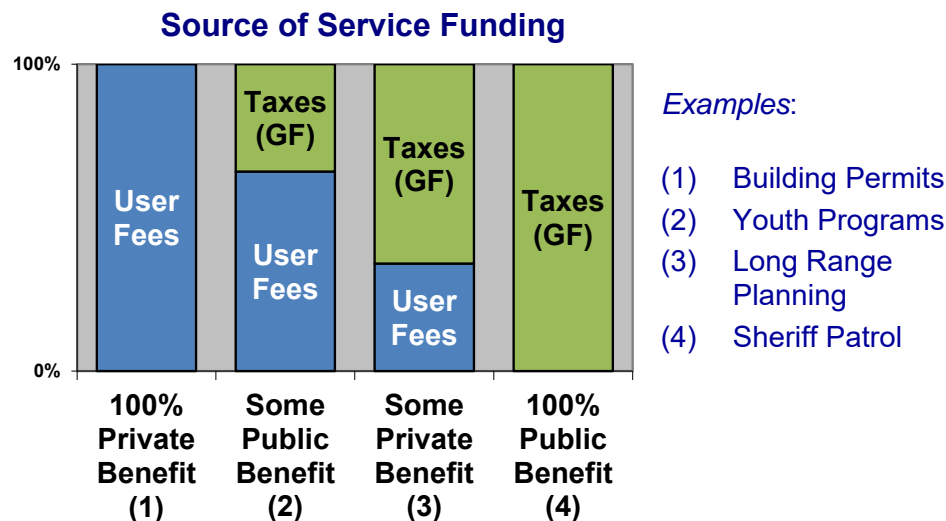
Fee Setting Considerations

The principal goal of this Study is to identify the cost of Department services to help the County make informed decisions regarding fee levels and charges. Determining appropriate fee levels is an involved and dynamic process. Staff must consider many issues in formulating recommendations, and the Board of Commissioners must consider those issues and more in making final decisions.

County staff will develop fee level recommendations to present to the Board of Commissioners. Unfortunately, there are no hard and fast rules to guide the County, since the most important issues are subject to administrative and political discretion. To assist the County's deliberations, Wohlford Consulting offers the following general considerations:

Subsidization

Recalling the definition of a user fee helps guide decisions regarding subsidization. One general principle is that individuals or groups that receive a purely private benefit should pay 100% of the full cost of the services. In contrast, services that provide a purely public benefit should be funded entirely by tax dollars. The complicating reality for local government is that a large number of services fall into the range between these two extremes. The following graphic illustrates the potential decision basis:



A common justification for subsidizing certain fees with general fund contributions is that some fee-related services provide a “public benefit” to the larger community, in addition to the private benefits obtained by the applicants. This approach assumes that, for example, subsidized development activities provide economic, cultural, quality of life, or other community benefits that equal or exceed the costs to the County.



Subsidization can also be an effective public policy tool, since it can be used to reduce fees to encourage certain activities or allow some people to afford services they otherwise could not at the full cost. In addition, subsidies may be appropriate to allow citizens access to services (such as appeals) without burdensome costs.

Regardless of the intent, it is important for County leaders and the public to understand that subsidies must be covered by another revenue source, such as the General Fund. Therefore, the general taxpayer will potentially help to fund private benefits, and/or other County services will not receive funds that would otherwise be available.

Consistency with County Public Policy and Objectives

User fees are part of the fabric of County administration. The fee levels and policies should be consistent with other established policy objectives, strategies, and statements. If the County espouses cost recovery and fairness, fees should reflect those standards by minimizing subsidies. If the County has stated a desire, for example, to encourage low-income housing, the fee structure should make allowances to encourage this type of development. In summary, the existing policy stances should influence the fee decisions.

Fairness and Equity

The fees should be fair and equitable to all fee payers. Some fee payers should not pay more than the full cost, in order to subsidize the lower/subsidized fees of others. If the County wants to provide subsidies, the extra funding should come from a general source, such as the General Fund or other distributed revenues, not from other individual fee payers who are already paying their fair share.

Impact on Demand (Elasticity)

Economic principles of elasticity suggest that increased costs for services (higher fees) will eventually depress the demand for the services. Lower fees may create an incentive to purchase the services and encourage certain actions. Either of these conditions may be a desirable effect to the County. However, the level of the fees that would cause demand changes is entirely unknown, and the monopolistic nature of some County services (citizens can't go elsewhere for lower prices) could also influence demand in unknown ways. The Cost of Service Study did not attempt to evaluate the economic or behavioral impacts of higher fees, but the County should consider the potential impacts of these issues when deciding on fee levels.

Compliance with Legal Standards

By following a non-profit ethic and the applicable general standards (e.g., reasonable cost), this cost study identified the full-cost-recovery fee levels that the County can use to establish fees in compliance with both the spirit and letter of generally established legal



standards. (Note: Nothing herein should be construed as legal advice, and the County should consult its own counsel for questions of a legal nature.)

Constituencies Affected

As a public body of elected officials, the Board of Commissioners may wish to consider various political issues and constituent concerns that could arise from fee changes. For example, the Board of Commissioners may want to benchmark certain fees to neighboring communities, in order to avoid appearing to be “expensive” or overly generous with subsidies. Also, some fee changes will impact specific constituencies that may attempt to influence decision-making.

Fee Comparison Issues

With the availability of the cost results from this study, a comparison of the County’s service costs and/or proposed fees to fees from neighboring jurisdiction is often an attractive concept to local government. However, the County should recognize a number of significant limitations that affect the validity and reliability of comparisons.

With the potential for numerous factors to affect the differences in fee levels between counties, it is important to realize that the value of a fee comparison is generally limited to market-based decision-making. There is very little relevance of current fee levels in other counties to the actual costs in Cabarrus County, since fee schedules tend to be highly variable expressions of local policy, rather than true barometers of service costs or cost-recovery intent.

Direct comparisons of fee levels across surveyed counties are usually somewhat limited, due to wide differences in fee structures, definitions, and program types. The value of a comparison may be to allow a County to develop a sense of its place in the range of fee levels among comparative jurisdictions, but it does not establish a clear understanding of each County’s specific cost circumstances, including actual cost, service levels, or cost-recovery performance. This situation may exist for a variety of reasons, including:

- Many counties and cities have not conducted an actual cost study, so their fees may be based upon historical or other subjective factors unrelated to actual cost.
- Most counties and cities do not publish their subsidy rates, so their fees may be subsidized (knowingly or unknowingly). Even if they have completed a cost study, there is often no way to know whether cost subsidies exist.
- The services included in fees may be combined in some counties and separated in others, thus making direct comparisons unreliable.
- The methodology used to determine the fees in other counties may be deficient or designed to recover less than full cost.
- Other jurisdictions may have different policy goals and considerations that affect the level of cost they desire to recover.



Even if the studies treated the costs equally, there are number of additional qualifying factors that would create legitimate and reasonable variances in costs between different counties and cities. These cost factors include:

- Salaries and benefits
- Services and supplies
- Overhead levels (department, division, county, and administrative)
- Post-Employment Benefits
- Leave time (holiday, vacation, sick)
- Other non-direct time (training, meetings, breaks)
- Capital costs (annualized)
- Cross-Department costs
- Cost-recovery of associated services (e.g., General Plan update, code enforcement)
- Reserve contributions
- Staff longevity (affects the time necessary to complete tasks)
- Service levels (affect the number of associated tasks and the overall time necessary to complete fee services)
- Efficiency

Cost “Reasonableness”

A common question posed at the conclusion of a Cost of Service Study, particularly when reviewing the results, is whether the data and results are reasonable. Although the scope of this study did not include an evaluation of the service levels in the County, the following discussion addresses this question and related issues.

The notion of “reasonableness” is a function of different definitions and assumptions. The most basic consideration is whether the reasonableness standard applies to the *cost of the service* or to the *fee charged*, which can be two entirely different issues.

The reasonableness of a fee is largely a policy matter after cost has been established, since each individual’s perspective influences his or her definition of reasonableness. For example, whether a particular fee is considered reasonable certainly depends on whether one is the person paying the fee or a disinterested party. Concepts of subsidization are also important to consider, particularly when the fee payer will realize a profit as a result of the County’s action (e.g., private developers). Political considerations, jurisdictional comparisons, economic sympathy, desired incentives and disincentives, and historical trends may also play a part in the determination of fee reasonableness.

A Cost of Service Study establishes the true cost of providing individual services. The most common standard for this analysis is that the fees can be no greater than the reasonable cost of providing the service for which a fee is charged. However, there is no best practice or specific “reasonableness” definition or standard for providing individual services—and, by extension, there is no best cost level. Often, the only commonality across different jurisdictions is difference. Attempts to create a standard through rough statistical analysis of past data from other jurisdictions are problematic, and imply a level of accuracy and meaningfulness that does not exist. The cost



components, service structures, staffing arrangements, services levels, overhead levels, and many other factors vary widely (and legitimately) among even neighboring jurisdictions.

Cabarrus County's Cost of Service Study employed quality control measures to ensure that the analysis identified the most accurate costs for the County's current operations, which represents one commonly accepted measure of reasonableness.

However, if the County expands its definition of reasonableness to include consideration of the most *efficient* and *effective* operational practices, it is important to note that the scope of this Cost of Service Study focused on the current operational costs of County services only and did not delve into issues of service performance or quality. In contrast, a true best practices evaluation and determination of cost reasonableness based upon an idealized service approach requires a more robust management and operations study. To be successful, this type of study should involve meaningful observations and evaluations of business processes and management practices, operational reviews, comprehensive line staff interviews, concept definition processes, and a wider scope and intensity of investigation and analysis. Anything short of this full analysis would lack credibility, utility, and relevance.

Enhanced Fee Flexibility

The time data in this study represent the best estimates for the level of effort necessary to complete each of the fee activities, based on past experience and meeting a minimum professional standard. Since unforeseen circumstances and requests are possible, there is a need for flexibility in fees to address new or anomalous situations. In these situations, a Department can identify the need for additional staff time and apply standard or individual position hourly rates to establish charges. The Study calculated full-cost recovery rates for all key positions. To facilitate use of these rates, the Board of Commissioners should grant the authority to charge these supplemental rates by including them in the approved fee ordinance or resolution.

Implementation Issues

Following Board of Commissioners approval of a new fee schedule, the County will be faced with the practical task of implementing the new fees. While the County develops a project plan for implementation, it may wish to consider the information and issues presented below.

Timing

To ensure more accurate revenue and service expectations, it is important for the County to recognize the realistic limitations to a speedy implementation of new fees.

1. Due to mandated or desired noticing and public hearing requirements, the County may be prohibited from charging some of the new fees until those processes have occurred and following approval by the Board of Commissioners.



2. The County may identify the need for additional public hearings/meetings, which would add time for additional noticing and hearing requirements that could also delay full implementation.
3. The County will also be faced with a series of practical and customer service limitations. Fee schedules must be produced and published in the usual places (brochures and handouts, website, staff handbooks). The County's permit systems must be updated to reflect the new fee levels. Staff must be trained on new fee structures and/or procedures in some instances. Fortunately, if planned effectively, County staff can complete many of these administrative tasks while waiting for the legal waiting period to pass.

Permit Systems

The Cost of Service Study did more than calculate the full cost of existing services. In many cases the consultant and County staff reorganized or otherwise modified the existing fee structures. We added new fees, deleted obsolete fees, combined fees, and established entirely new approaches for some. As a result, the County will need to modify the structure and organization of the fees in the permitting systems and structures used by the County before any new fees go into effect.

Phasing

Due to the large gaps between some current fees and their full cost recovery levels identified in the study, many of the County's fees may be subject to significant increases. If implemented all at once, these increases may surprise local businesses, citizens, and other fee-payers, and could conceivably have an adverse impact on the local economy. If the County plans to institute significant fee increases for these services, phasing in the fee increases helps to minimize impacts to the community and to give it a chance to plan for, and adapt to, the increases.

There are, however, two key downsides to enacting a phased approach to fee increases. The first issue is the delay of cost recovery, since fees will continue to be subsidized at higher levels until the full cost (or desired cost-recovery goal) fee levels are achieved. The second issue is the potential for additional administrative and/or operational cost resulting from more frequent fee changes. Each fee change can result in the need for additional contracted services to modify permit systems, supplemental staff training, reprinting of forms or other documentation, and other additional internal workload.

Public Communication

Public and interest group acceptance of new or increased fees can often be improved through an awareness campaign and direct communication with affected parties. Having the opportunity to review the fees (and perhaps the analysis behind them) builds confidence in the credibility of the analysis and reduces objections. Conversely, last-minute notices



cause the community to question the veracity of the fee analysis and County motives behind the apparently rushed approval process.

The public communication needs associated with fee changes vary by department and by the types of fees. Each Department should develop a public notification and communication plan that is appropriate for the types of fees affected, the degree of potential fee changes, and the customer base and others affected by the changes.

Potential Implementation Strategies

Wohlford Consulting generally recommends setting fees at 100% of cost and implementing the new fees as soon as possible. This approach for the County would result in a large number of individual fee increases, a smaller number of fee decreases, and a significant overall increase in annual revenue.

This standard recommendation would minimize individual fee subsidies and maximize cost recovery. However, Wohlford Consulting understands that current economic conditions, and the County's desire to attain community support, warrant the consideration of alternative fee implementation approaches and timing. We recognize that a decline in economic activity and vitality, political desire to spur economic recovery, and anticipated criticism and extraordinary resistance to fee increases, may make the typical fee implementation approach especially difficult.

Consequently, Wohlford Consulting has identified several approaches for the County to consider that will facilitate implementation and achievement of the County's cost-recovery objectives. The alternatives are presented below:

Option 1: Adopt the Fee Schedule at 100% Cost-Recovery

Under this option, the County would implement almost all fees at 100% of full cost as soon as possible, with a limited number of reasonable exceptions determined by the County for critical areas of public safety or public involvement. This approach would result in the maximum cost recovery (i.e., new revenue gains), absent any impact of price elasticity (which is unknown), and is the only approach that will mitigate the underfunding of County services. However, the full cost recovery approach may not be the most palatable option to the County, as discussed above, so one of the other options may be more appropriate.

Option 2: Increase Selected Fees Only

Under this option, the County would select a limited number of fees to increase. To select the fees targeted for increase, the County should consider a variety of factors that affect progress towards revenue, subsidy, or policy goals. These factors may include which fees are burdensome to customers, which ones are the most frequently charged, which ones are the least successful at current cost recovery (i.e., most subsidized), potential controversy and opposition, targeted customers, and past experience.



While this approach will not result in full cost recovery and will perpetuate subsidization of fee-related services, it may be the most practical and achievable option. It may also result in greater overall success for the County. A successful *partial* implementation may achieve greater overall cost recovery gains and subsidy reduction than a failed complete implementation. Before selecting this approach, the County should evaluate whether the determination of targeted fees would require a significant secondary analysis that may, in itself, cause considerable controversy and opposition.

Option 3: Standard Discount

If full cost recovery is not intended, the easiest option to administer is to apply a standard discount to the cost results. For example, the Board of Commissioners could decide to charge a specified percentage (e.g., 80%) of full cost for all fees. Under this scenario, the County would increase fees that are currently less than the specified percentage of full cost and decrease any fees that are currently greater than that percentage.

Even if the percentage cost-recovery rate is standardized, the rate of change for individual fees could be inconsistent, to the extent that these fees are not currently set at a consistent ratio to full cost. As a result, the fee payers could still experience sticker shock and see significant percentage and/or dollar increases to individual fees. However, the notion of a discount applied to fees may have strong appeal to customers and other interested parties.

Option 4: Capped Increase

Under this option, the Board of Commissioners would limit individual fee increase to a specified percentage increase (cap) above its current level (e.g., a 50% increase only).

This approach applies an understandable consistency to the increases, but it separates the fees from a relationship with full cost. Depending on the cap selected, this approach can prevent significant increases to fees that would occur under a full-cost-recovery scenario. However, it also could limit the cost-recovery performance of individual fees, and thus result in continued underfunding of services.

Option 5: Phased Implementation

The option to phase the implementation of fee changes over time is applicable to each of the other options. Under this approach, the County would select a period of years over which to achieve its overall goal. For example, the County could decide to achieve full cost recovery over a period of three years (or some other desired period), rather than all in the first year. To achieve a “full cost in three years” goal, the County would increase the fees by 33% of the gap between current fees and full cost each year for three years. The County should also consider annual inflation into the annual phased growth factors, to ensure that full cost is included for the duration of the phasing.

This approach would smooth out the fee increases, which might allow customers to adjust their business plans, plan for future development projects, absorb the increases over time, and build



the increases into their cost calculations. This approach may also stimulate some development activity, as customers schedule their projects earlier to take advantage of reduced fees. However, this approach will also maintain a level of deficit for a longer duration and perpetuate an underfunding of services.

Option 6: Hybrid Approach

The County has the option to mix and match the components of each of the options to establish a process and an outcome that best meets its needs. Further evaluation and understanding of County objectives would be necessary to more fully define the most appropriate recommendation for the County.

Consultant's Recommendation Regarding Implementation Strategies

The ideal fee implementation strategy for Cabarrus County can only be determined through careful evaluation of Board of Commissioners priorities, community input, future County budget conditions, County policy, and potential community impact and response. Most of this information is unavailable at this time and is likely to change periodically; so in order to provide a recommendation in the absence of this direct knowledge, Wohlford Consulting must rely upon successful experiences with other communities and knowledge of Cabarrus County gained through this Study.

To improve the cost-recovery performance of the County, Wohlford Consulting recommends a blended, or hybrid, implementation approach that combines the full-cost-recovery goals of Option #1 with the customer and community-centric features of a phased approach from Option #5.

In recognition that the Board of Commissioners may not want to set all fees at full cost, this general recommended approach is flexible and acknowledges that the County will likely seek 100% cost-recovery only for certain fees. In addition, the County will likely set different phasing schedules for individual fees, ranging from immediate implementation at 100% of cost to a schedule of increases over many years to achieve a level of full-cost recovery in the future.

The phased approach is intended to “soften” the larger fee increases, including many that could increase from zero to hundreds or thousands of dollars at full cost. The potential for “sticker shock” and customer frustration is real, and a phased approach may help the County achieve community acceptance of the fees with less controversy and rancor. The County’s revenue goals and financial condition should be the primary driver for determining the specific time frame for the phased approach.

Wohlford Consulting believes that this blended/hybrid approach would be most beneficial to Cabarrus County, because the County can maintain the relationship between fees and full cost (thus facilitating future adjustments), as well as maintain focus on an overall goal of full cost recovery—while retaining flexibility to adapt to changing local conditions. In addition, the phasing of some fee changes will make it easier for customers to accept and adjust to the cost



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increases, and it will allow time for the economy to continue to recover before the full impact of the final fee increases is borne by customers.

Note: This recommendation also recognizes the potential need to continue subsidizing a few specific services, in order to ensure continued public safety and/or reasonable public involvement in some processes.

Future Updates

This Study represents a snapshot in time of the costs to provide fee related services. This analysis is based upon the FY 2024-25 Adopted Budget, including the staffing and budgeted expenditures. However, the study's specific applicability to the budget and current costs will effectively end when the County experiences significant budget changes, perhaps as soon as July 1, 2025. With budget/cost increases over time, the fee levels would fall further behind in future years. Consequently, the County needs a method to keep the fees relatively current with changes in costs over time. Some of the most common approaches include:

Status Quo: Many counties and cities simply allow their fees to remain constant over the years. Not only does this approach negatively affect revenue recovery, it also causes potentially dramatic increases when the next update is completed. *Wohlford Consulting recommends against the status quo approach.*

Full Review: Cabarrus County can elect to conduct a complete Cost of Service Study each year. This would be the most accurate and defensible update strategy, but it would be the most expensive and time consuming. The payback for this level of effort and scrutiny does not usually warrant this approach, so *Wohlford Consulting does not* recommend it.

Minor Update: A minor update would involve changing only the basic cost factors in the existing fee models to recalculate fees at the new levels. Time estimates, allocation bases, staffing levels, and other key components would remain the same. This level of analysis would require the re-involvement of a consultant. This approach would be more cost-effective than a full review, since consultant fees would be merely a fraction of the cost of an entire study. *Wohlford Consulting recommends the minor update approach as the optimal way to stay current and remain defensible.*

Inflation Factor: One of the easiest and least expensive update approaches is to apply an inflation factor to existing fees in an attempt to mirror cost increases over time. This method simply entails the development of a spreadsheet to apply a percentage increase to current fees. The flaw in this approach is the potential inaccuracy of any inflation factor applied generically to a wide range of cost types. However, this approach is generally accepted (and seldom challenged) as a convenient and reasonable way to modify fees in future years. For this reason, *Wohlford Consulting recommends the inflation factor approach, if the County does not wish to conduct a minor update.*



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The key to an effective inflation factor approach is to select the right factor. A variety of CPI-type factors are available for the County to use, with the most common and recognized source being the U.S. Department of Labor, Bureau of Labor Statistics (<http://www.bls.gov/cpi>).

However, the South Region CPI (All Urban Consumers, All Items), for example, experienced an annual rate of increase of 2.2% or less from at least 2012 to 2020—and actually demonstrated an overall *decline* of .2% in 2015. The rate increase peaked at 7.0% in 2022 and has declined since, with 2024 at 2.8%. In seven of the last ten years, the increase was 2.2% or less.

Considering energy, health care, retirement, insurance, and other key local government costs, the actual costs for Cabarrus County have probably far exceeded a 2-3% average annual growth over the past decade. Based on this assumption, Wohlford Consulting recommends that the County establish its own inflation factor that represents local cost growth. The use of an average factor would mitigate radical swings from year to year. The basis for this factor could be one of the following:

1. *County labor costs.* Labor costs (salaries and benefits) comprise the majority of operating costs and the largest component of fees for the Departments, so they are the key driver for overall cost increases. In addition, these costs are the most predictable costs, which will allow the County to calculate prospective fee modifications sooner. With faster base information, the County will be able to increase fees earlier and more accurately, which will help to maximize cost recovery performance. To create this factor, the County can calculate the overall percentage increases to salaries and benefits from year to year and apply this same percentage increase to existing fee levels. If there is concern that the labor costs have increased without a corresponding increase in all other budgeted costs, the County can moderate the labor cost factor, by determining the specific ratio of labor costs to all other costs, and applying this ratio to reduce the labor cost factor accordingly. For example, if labor costs are 80% of total costs, and the labor costs increase 10% from one year to the next, the County can apply an 8% increase to all fees.
2. *Total Budget Costs.* The County could calculate the overall percentage increases to the budget and apply this increase to existing fee levels. These costs may also be predictable, but the County must take special care to exclude cost components from the calculations that are not related to fee activities, as was done in the original fee study.



FINAL COMMENTS

Thank You to County Staff

As part of the study process, the consultant received tremendous support and cooperation from County staff, who contributed and reviewed a variety of components to the study, including:

- Staffing structures, budgets, and other cost data
- Fee and service structures, organization, and descriptions
- Time estimates to complete work tasks
- Activity statistics (fee volumes) and current fee levels
- Multiple reviews of draft results and other documentation
- Information and characterizations of existing relevant issues and policies

A Cost of Service Study requires significant involvement of the managers and line staff from the departments—on top of their existing workloads and competing priorities. The contributions of County staff were critical to the success of the study. The individuals involved should be commended for their assistance, professionalism, positive attitudes, helpful suggestions, responsiveness, and overall cooperation. In particular, *Wohlford Consulting* would like to recognize and thank the following County staff for their considerable assistance:

- | | | |
|--------------|----------------|------------------|
| • Matt Love | • Susie Morris | • Jacob Thompson |
| • Robbie Fox | | • Jason Burnett |

Other County staff may have contributed to the study with data collection and input behind the scenes, but they did not work directly with the consultant (so their names are unknown to the consultant). Nevertheless, they should be commended for their assistance towards the completion of the study, as well.

Final Thoughts

Cabarrus County engaged *Wohlford Consulting* to conduct an objective analysis of the full costs incurred by the County in support of various activities for which the County charges user fees. The consultant used high-quality study processes and a unit cost build-up methodology to identify the full cost for individual fee activities.

Through this study, Cabarrus County now has a more complete understanding of the full cost to provide County user fee services to the community. With this information, the County can more fully consider the public policy and financial implications of its current approach to cost recovery for these services. The end result can be a new fee schedule that is based upon informed consideration and rational decisions.

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APPENDIX 1:

COST RESULTS FOR PLANNING AND ZONING

The follow pages contain a summary of the results from the analysis of
Planning and Zoning fee services.

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RESULTS ANALYSIS

Fee Service Information			Full Cost Results (Unit)					
Fee #	Fee Title	Annual Revenue Activity Level	Current Fee / Deposit	Department / Division Full Cost per Unit	Additional Cost per Unit (External)	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
1	PLANNING AND ZONING ITEM	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
2	Appeal of Administrator Decision, Interpretation or Notice of Violation	2.00	\$ 450.00	\$ 5,133.42	\$ 200.00	\$ 5,333.42	\$ (4,883.42)	8%
3	Appeal of Planning and Zoning Commission Decision regarding Rezoning Request (Plus cost of advertising and noticing)	0.00	\$ 200.00	\$ 3,551.88	\$ 200.00	\$ 3,751.88	\$ (3,551.88)	5%
4	Appeal of Planning and Zoning Commission Decision to BOC regarding Architectural Review (Plus cost of advertising and noticing)	0.00	\$ 150.00	\$ 3,397.86	\$ 200.00	\$ 3,597.86	\$ (3,447.86)	4%
5	Accessory Structure with Living Space [NEW]	1.00	\$ 75.00	\$ 363.52	\$ -	\$ 363.52	\$ (288.52)	21%
6	Architectural Review (per plan submitted for review)	3.00	\$ 150.00	\$ 1,557.36	\$ -	\$ 1,557.36	\$ (1,407.36)	10%
7	Certificate of Non-Conformity Adjustment Request (plus actual advertising fees)	2.00	\$ 250.00	\$ 520.90	\$ 200.00	\$ 720.90	\$ (470.90)	35%
8	Certificate of Occupancy - Non Residential Inspection (Zoning Standards Only)	5.00	\$ 75.00	\$ 356.22	\$ -	\$ 356.22	\$ (281.22)	21%
9	Certificate of Occupancy - Residential Inspection (Zoning Standards Only)	2.00	\$ 50.00	\$ 293.27	\$ -	\$ 293.27	\$ (243.27)	17%
10	Commercial Use, Institutional, Industrial or Transportation Zoning Permit	31.00	\$ 150.00	\$ 555.44	\$ -	\$ 555.44	\$ (405.44)	27%
11	Conditional/Special Use Permit Application - Up to one acre	5.00	\$ 650.00	\$ 3,283.93	\$ 200.00	\$ 3,483.93	\$ (2,833.93)	19%
12	Conditional/Special Use Permit Application - Each additional acre	0.00	\$ 15.00	\$ 891.43	\$ -	\$ 891.43	\$ (876.43)	2%
13	Conditional/Special Use Rezoning Request - Up to one acre	1.00	\$ 650.00	\$ 3,283.92	\$ 200.00	\$ 3,483.92	\$ (2,833.92)	19%
14	Conditional/Special use rezoning Request - Each additional acre	0.00	\$ 15.00	\$ 891.43	\$ -	\$ 891.43	\$ (876.43)	2%
15	Minor Plat - First Lot Plus Remaining Tract (2 Total Lots on Plat)	60.00	\$ 75.00	\$ 811.65	\$ -	\$ 811.65	\$ (736.65)	9%
16	Minor Plat - Each Additional Lot (Up to a total of 5 lots or less on plat)	0.00	\$ 15.00	\$ 334.23	\$ -	\$ 334.23	\$ (319.23)	4%

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17	0	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
18	Development without Permits - Doubling of Fees - Where development, construction or occupancy begins without the appropriate permits in place, costs shall be doubled for all permits and plan review	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
19	0	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
20	Extension Request for Preliminary Plat Approval	0.00	\$ 150.00	\$ 2,766.31	\$ 200.00	\$ 2,966.31	\$ (2,816.31)	5%
21	Final Plat Review – Major Subdivision - Per Map (If a third submittal is required, an additional review fee will be assessed.)	3.00	\$ 175.00	\$ 1,026.57	\$ -	\$ 1,026.57	\$ (851.57)	17%
22	Final Plat Review - Minor Subdivision - 5 lots or less - Per Mylar (If a third submittal required, additional review fee will be assessed.)	3.00	\$ 125.00	\$ 879.94	\$ -	\$ 879.94	\$ (754.94)	14%
23	0	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
24	0	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%

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25	Floodplain Development Permits:	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
26	Floodplain Development Permit Site Plan Review & Inspection - (Includes Community Concurrence Request Reviews) -First Acre (Plus All Associated Engineering Fees and advertising/noticing costs as required)	2.00	\$ 200.00	\$ 3,811.36	\$ -	\$ 3,811.36	\$ (3,611.36)	5%
27	Floodplain Development Permit Site Plan Review & Inspection (Includes Community Concurrence Request Reviews) - Each Additional Acre (Plus All Associated Engineering Fees and advertising/noticing costs as required)	0.00	\$ 25.00	\$ 133.93	\$ -	\$ 133.93	\$ (108.93)	19%
28	0	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
29	Home Occupation Permit	7.00	\$ 75.00	\$ 787.18	\$ -	\$ 787.18	\$ (712.18)	10%
30	Infrastructure Guarantee / Letter of Credit-Partial Release Request (Plus Engineering Review Fees)	3.00	\$ 125.00	\$ 771.01	\$ -	\$ 771.01	\$ (646.01)	16%
31	Infrastructure Guarantee / Letter of Credit Review (Plus Engineering Review Fees)	3.00	\$ 125.00	\$ 577.33	\$ -	\$ 577.33	\$ (452.33)	22%
32	Permanent Sign & Zoning Inspection	8.00	\$ 100.00	\$ 431.50	\$ -	\$ 431.50	\$ (331.50)	23%
33	Preliminary Plat – Applicant Appeal to Elected Board (Plus cost of noticing and advertising)	0.01	\$ 250.00	\$ 2,886.86	\$ 200.00	\$ 3,086.86	\$ (2,836.86)	8%
34	Preliminary Plat – Major Revision - Planning and Zoning Commission Hearing Required (Plus Engineering Review Fees)	0.01	\$ 450.00	\$ 2,951.65	\$ -	\$ 2,951.65	\$ (2,501.65)	15%
35	Preliminary Plat – Minor Revision - No Planning and Zoning Commission Hearing Required (Plus Engineering Review Fees)	0.01	\$ 250.00	\$ 615.45	\$ -	\$ 615.45	\$ (365.45)	41%
36	Preliminary Plat Review (Major Subdivision) – First 5 lots (Plus actual cost of Engineering Review)	1.00	\$ 550.00	\$ 3,914.27	\$ 200.00	\$ 4,114.27	\$ (3,564.27)	13%
37	Preliminary Plat Review (Major Subdivision) - Each Additional Lot (Plus cost of Engineering Review)	0.00	\$ 15.00	\$ 341.63	\$ -	\$ 341.63	\$ (326.63)	4%

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38	Accessory Dwelling Unit [NEW] [MOVE TO TOP FOR ALPHA ORDER]	6.00	\$ 75.00	\$ 532.28	\$ -	\$ 532.28	\$ (457.28)	14%
39	Re-advertising / noticing cost due to applicant action - Base fee, plus actual cost of advertising and noticing.	0.00	\$ -	\$ 886.02	\$ 200.00	\$ 1,086.02	\$ (1,086.02)	0%
40	Recordation Fee for all Planning and Zoning Commission items requiring that documents be filed with the Register of Deeds (This fee/cost is in addition to any individual project fees.)	0.00	\$ -	\$ 51.34	\$ -	\$ 51.34	\$ (51.34)	0%
41	Residential Addition zoning permit (addition)	114.00	\$ 75.00	\$ 575.50	\$ -	\$ 575.50	\$ (500.50)	13%
42	Residential Accessory structure zoning permit (accessory)	180.00	\$ 75.00	\$ 575.50	\$ -	\$ 575.50	\$ (500.50)	13%
43	Rezoning Request - Non-residential or Mixed Use - First acre	3.00	\$ 650.00	\$ 3,549.00	\$ 200.00	\$ 3,749.00	\$ (3,099.00)	17%
44	Rezoning Request-Non-residential or Mixed Use - Each additional acre	0.00	\$ 15.00	\$ 284.70	\$ -	\$ 284.70	\$ (269.70)	5%
45	Rezoning Request-Residential - First acre	3.00	\$ 400.00	\$ 3,423.03	\$ 200.00	\$ 3,623.03	\$ (3,223.03)	11%
46	Rezoning Request-Residential - Each additional acre	0.00	\$ 15.00	\$ 284.70	\$ -	\$ 284.70	\$ (269.70)	5%
47	Sign Installation for Notification for an Ongoing Project (Additional signs at the same location, but not included in base fees) - Each Sign	1.00	\$ 95.00	\$ 192.90	\$ -	\$ 192.90	\$ (97.90)	49%
48	Soil Suitability Application [Responsibility transferred to Health Alliance responsible party]	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
49	0	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
50	Single Family attached/multi-family zoning permit - First 5 Units	0.01	\$ 150.00	\$ 596.11	\$ -	\$ 596.11	\$ (446.11)	25%
51	Single Family attached/multi-family zoning permit - Each additional unit	0.01	\$ 15.00	\$ 9.71	\$ -	\$ 9.71	\$ 5.29	154%
52	Single Family Detached or manufactured home zoning permit (SFD)	185.00	\$ 100.00	\$ 618.14	\$ -	\$ 618.14	\$ (518.14)	16%

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Fee Service Information			Full Cost Results (Unit)					
Fee #	Fee Title	Annual Revenue Activity Level	Current Fee / Deposit	Department / Division Full Cost per Unit	Additional Cost per Unit (External)	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
53	Single Family Detached or manufactured home zoning permit (MH)	23.00	\$ 100.00	\$ 618.14	\$ -	\$ 618.14	\$ (518.14)	16%
54	0	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
55	Site Plan Review (If a third submittal is required, an additional plan review fee will be assessed) - First Acre	30.00	\$ 300.00	\$ 2,616.98	\$ -	\$ 2,616.98	\$ (2,316.98)	11%
56	Site Plan Review (If a third submittal is required, an additional plan review fee will be assessed) - Each Additional Acre	0.00	\$ 15.00	\$ 250.84	\$ -	\$ 250.84	\$ (235.84)	6%
57	Sketch Plat Review (Major Plat)	0.00	\$ 100.00	\$ 1,062.87	\$ -	\$ 1,062.87	\$ (962.87)	9%
58	0	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
59	Special Planning and Zoning Meeting Request - Base fee plus the actual cost of noticing and Planning and Zoning Commission stipend for associated meetings.	0.00	\$ -	\$ 668.44	\$ -	\$ 668.44	\$ (668.44)	0%
60	Street Closure or Right-of-Way Abandonment Request (Plus cost of advertising, signs, posting of signs, required mailings and notices)	2.00	\$ 350.00	\$ 4,475.37	\$ -	\$ 4,475.37	\$ (4,125.37)	8%
61	Street Name Change Petition-Privately Initiated (Plus cost of advertising for public hearing + cost of new street sign(s) and installation + cost of required mailing and notices)	2.00	\$ 250.00	\$ 3,797.71	\$ -	\$ 3,797.71	\$ (3,547.71)	7%
62	Street Signs for New Streets, when the sign(s) are already a component of a current project - Cost of sign production and installation, as determined by Infrastructure and Asset Management	0.00	\$ -	\$ 576.86	\$ -	\$ 576.86	\$ (576.86)	0%

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Fee Service Information			Full Cost Results (Unit)					
Fee #	Fee Title	Annual Revenue Activity Level	Current Fee / Deposit	Department / Division Full Cost per Unit	Additional Cost per Unit (External)	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
63	Street Signs for New Streets, when the sign(s) are NOT already a component of a current project - Base fee for Planning staff time, plus the cost of sign production and installation, as determined by Infrastructure and Asset Management	0.00	\$ -	\$ 628.45	\$ -	\$ 628.45	\$ (628.45)	0%
64	Technology Fee - Three percent (3%) of total fees	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
65	0	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
66	Temporary Sign Permit	2.00	\$ 100.00	\$ 308.39	\$ -	\$ 308.39	\$ (208.39)	32%
67	Temporary Use Permit	4.00	\$ 100.00	\$ 334.58	\$ -	\$ 334.58	\$ (234.58)	30%
68	Temporary Use Permit [placeholder for potential future TUP category]	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
69	Temporary Use Permit [placeholder for potential future TUP category]	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
70	0	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
71	Variance Application - Non-residential - First acre	2.00	\$ 600.00	\$ 4,094.05	\$ 200.00	\$ 4,294.05	\$ (3,694.05)	14%
72	Variance Application - Non-residential - Each additional acre	0.00	\$ 15.00	\$ 108.50	\$ -	\$ 108.50	\$ (93.50)	14%
73	Variance Application - Residential - First acre	1.00	\$ 500.00	\$ 4,094.04	\$ 200.00	\$ 4,294.04	\$ (3,794.04)	12%
74	Variance Application - Residential - Each additional acre	0.00	\$ 15.00	\$ 108.50	\$ -	\$ 108.50	\$ (93.50)	14%
75	Vested Rights Extension (Plus cost of advertising and noticing.)	0.01	\$ 225.00	\$ 2,416.84	\$ 200.00	\$ 2,616.84	\$ (2,391.84)	9%
76	Vested Rights Request - First acre	0.01	\$ 450.00	\$ 5,928.58	\$ 266.00	\$ 6,194.58	\$ (5,744.58)	7%
77	Vested Rights Request - Each additional acre	0.00	\$ 15.00	\$ 150.47	\$ -	\$ 150.47	\$ (135.47)	10%
78	0	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
79	Zoning Verification Letter (per parcel)	15.00	\$ 40.00	\$ 382.01	\$ -	\$ 382.01	\$ (342.01)	10%
80	Zoning Review of New Building Occupancies - Building Permit Support - Commercial (add-on to Building Fee)	30.00	\$ 30.00	\$ 31.47	\$ -	\$ 31.47	\$ (1.47)	95%
81	0	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
82	0	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%

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83	Zoning Violations and Citations [calculations to determine cost of the activity / process; not user fees]:	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
84	Warning	-	\$ -	\$ 651.61	\$ -	\$ 651.61	\$ (651.61)	0%
85	First Citation	8.00	\$ 450.00	\$ 253.99	\$ -	\$ 253.99	\$ 196.01	177%
86	Second	3.00	\$ 550.00	\$ 212.46	\$ -	\$ 212.46	\$ 337.54	259%
87	Third and Subsequent	0.99	\$ 750.00	\$ 838.59	\$ -	\$ 838.59	\$ (88.59)	89%
88	Disturbed Acre in Required Open Space (The listed fine does not include the additional required cost of replacement planting equal to 20 large maturing trees and 40 large shrubs per acres.)	0.99	\$ -	\$ -	\$ -	\$ -	\$ -	0%
89	Disturbed Acre in Required Buffer (The listed fine does not include the additional required cost of replacement trees to meet the buffer standard.)	0.99	\$ -	\$ -	\$ -	\$ -	\$ -	0%
90	0	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
91	0	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%

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92	STAFF COST-RECOVERY HOURLY RATES:	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
93	Service in Excess of Standard (per hour @ staff full cost recovery hourly rates and at the discretion of the Director)	-	\$ 120.00	\$ -	\$ -	\$ -	\$ 120.00	0%
94	Planning Standard (blended) Full Cost Recovery Hourly Rate (per hour)	-	\$ 120.00	\$ 129.25	\$ -	\$ 129.25	\$ (9.25)	93%
95	Program Specialist (per hour)	-	\$ 120.00	\$ 99.44	\$ -	\$ 99.44	\$ 20.56	121%
96	Senior Planner (per hour)	-	\$ 120.00	\$ 126.08	\$ -	\$ 126.08	\$ (6.08)	95%
97	Planning and Zoning Manager (per hour)	-	\$ 120.00	\$ 205.78	\$ -	\$ 205.78	\$ (85.78)	58%
98	Senior Zoning Enforcement Officer (per hour)	-	\$ 120.00	\$ 125.90	\$ -	\$ 125.90	\$ (5.90)	95%
99	Senior Permit Associate (per hour)	-	\$ 120.00	\$ 104.90	\$ -	\$ 104.90	\$ 15.10	114%
100	GIS / Addressing Coordinator (per hour)	-	\$ 120.00	\$ 123.75	\$ -	\$ 123.75	\$ (3.75)	97%
101	0	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%

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102	NON-FEE ACTIVITIES:	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
103	Counter / Phone: Pre-Project Support (annual)	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
104	Counter / Phone: Public Information - not recoverable (annual)	-	\$ -	\$ 137,141.52	\$ -	\$ 137,141.52	\$ (137,141.52)	0%
105	Long Range / Comprehensive Planning (annual)	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
106	FEMA Community Rating System (CRS / flood) Program Administration (annual)	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
107	Zoning Ordinance / Development Code Update (annual)	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
108	P&Z / BOA Commission Support incl work plan (annual)	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
109	Council / Constituent Referrals (annual)	-	\$ -	\$ 930.74	\$ -	\$ 930.74	\$ (930.74)	0%
110	Special Projects (annual)	-	\$ -	\$ 16,032.43	\$ -	\$ 16,032.43	\$ (16,032.43)	0%
111	Zoning Enforcement / Processing Notice of Violation (annual)	-	\$ -	\$ 16,227.34	\$ -	\$ 16,227.34	\$ (16,227.34)	0%
112	Court for Zoning Cases / NOV's	-	\$ -	\$ 20,358.82	\$ -	\$ 20,358.82	\$ (20,358.82)	0%
113	Transportation Planning / TCC Meetings	-	\$ -	\$ 28,628.62	\$ -	\$ 28,628.62	\$ (28,628.62)	0%
114	All Other Non-Fee Activities/MEETINGS/GROUPS (annual)	-	\$ -	\$ 13,399.61	\$ -	\$ 13,399.61	\$ (13,399.61)	0%
115	GIS / Addressing (annual) [suballocate]	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
116	Public Information and Assistance - Addressing	-	\$ -	\$ 14,072.66	\$ -	\$ 14,072.66	\$ (14,072.66)	0%

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117	Support to Other Departments / Divisions:	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
118	General Support to Building (annual)	-	\$ -	\$ 41,941.67	\$ -	\$ 41,941.67	\$ (41,941.67)	0%
119	Support to Code Enforcement - Zoning (annual)	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
120	Support to Community Development (annual)	-	\$ -	\$ 6,838.39	\$ -	\$ 6,838.39	\$ (6,838.39)	0%
121	Support to Sheriff's Office (annual)	-	\$ -	\$ 47,450.75	\$ -	\$ 47,450.75	\$ (47,450.75)	0%
122	Support to Fire (annual)	-	\$ -	\$ 4,836.61	\$ -	\$ 4,836.61	\$ (4,836.61)	0%
123	Support to Infrastructure and Asset Management Department (annual)	-	\$ -	\$ 4,872.37	\$ -	\$ 4,872.37	\$ (4,872.37)	0%
124	Support to All Other Departments (annual)	-	\$ -	\$ 37,988.44	\$ -	\$ 37,988.44	\$ (37,988.44)	0%
125	Support to County Manager's Office (annual)	-	\$ -	\$ 8,368.03	\$ -	\$ 8,368.03	\$ (8,368.03)	0%
126	0	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
127	Support to Cabarrus County Schools (annual)	-	\$ -	\$ 39,158.85	\$ -	\$ 39,158.85	\$ (39,158.85)	0%
128	0	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
129	0	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
130	Support to Other Agencies and Jurisdictions (annual)	-	\$ -	\$ 48,220.71	\$ -	\$ 48,220.71	\$ (48,220.71)	0%
131	0	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
	END OF FEE LIST							

TOTALS:

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Fee #	Fee Title	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Full Cost	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate
1	PLANNING AND ZONING ITEM	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
2	Appeal of Administrator Decision, Interpretation or Notice of Violation	\$ 900.00	\$ 10,666.84	\$ (9,766.84)	8%	\$ 900.00	\$ 10,666.84	\$ (9,766.84)	8%
3	Appeal of Planning and Zoning Commission Decision regarding Rezoning Request (Plus cost of advertising and noticing)	\$ 0.20	\$ 3.75	\$ (3.55)	5%	\$ 0.20	\$ 3.75	\$ (3.55)	5%
4	Appeal of Planning and Zoning Commission Decision to BOC regarding Architectural Review (Plus cost of advertising and noticing)	\$ 0.15	\$ 3.60	\$ (3.45)	4%	\$ 0.15	\$ 3.60	\$ (3.45)	4%
5	Accessory Structure with Living Space [NEW]	\$ 75.00	\$ 363.52	\$ (288.52)	21%	\$ 75.00	\$ 363.52	\$ (288.52)	21%
6	Architectural Review (per plan submitted for review)	\$ 450.00	\$ 4,672.08	\$ (4,222.08)	10%	\$ 450.00	\$ 4,672.08	\$ (4,222.08)	10%
7	Certificate of Non-Conformity Adjustment Request (plus actual advertising fees)	\$ 500.00	\$ 1,441.80	\$ (941.80)	35%	\$ 500.00	\$ 1,441.80	\$ (941.80)	35%
8	Certificate of Occupancy - Non Residential Inspection (Zoning Standards Only)	\$ 375.00	\$ 1,781.10	\$ (1,406.10)	21%	\$ 375.00	\$ 1,781.10	\$ (1,406.10)	21%
9	Certificate of Occupancy - Residential Inspection (Zoning Standards Only)	\$ 100.00	\$ 586.54	\$ (486.54)	17%	\$ 100.00	\$ 586.54	\$ (486.54)	17%
10	Commercial Use, Institutional, Industrial or Transportation Zoning Permit	\$ 4,650.00	\$ 17,218.64	\$ (12,568.64)	27%	\$ 4,650.00	\$ 17,218.64	\$ (12,568.64)	27%
11	Conditional/Special Use Permit Application - Up to one acre	\$ 3,250.00	\$ 17,419.65	\$ (14,169.65)	19%	\$ 3,250.00	\$ 17,419.65	\$ (14,169.65)	19%
12	Conditional/Special Use Permit Application - Each additional acre	\$ 0.02	\$ 0.89	\$ (0.88)	2%	\$ 0.02	\$ 0.89	\$ (0.88)	2%
13	Conditional/Special Use Rezoning Request - Up to one acre	\$ 650.00	\$ 3,483.92	\$ (2,833.92)	19%	\$ 650.00	\$ 3,483.92	\$ (2,833.92)	19%
14	Conditional/Special use rezoning Request - Each additional acre	\$ 0.02	\$ 0.89	\$ (0.88)	2%	\$ 0.02	\$ 0.89	\$ (0.88)	2%
15	Minor Plat - First Lot Plus Remaining Tract (2 Total Lots on Plat)	\$ 4,500.00	\$ 48,699.00	\$ (44,199.00)	9%	\$ 4,500.00	\$ 48,699.00	\$ (44,199.00)	9%
16	Minor Plat - Each Additional Lot (Up to a total of 5 lots or less on plat)	\$ 0.02	\$ 0.33	\$ (0.32)	4%	\$ 0.02	\$ 0.33	\$ (0.32)	4%

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17	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
18	Development without Permits - Doubling of Fees - Where development, construction or occupancy begins without the appropriate permits in place, costs shall be doubled for all permits and plan review	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
19	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
20	Extension Request for Preliminary Plat Approval	\$ 0.15	\$ 2.97	\$ (2.82)	5%	\$ 0.15	\$ 2.97	\$ (2.82)	5%
21	Final Plat Review – Major Subdivision - Per Map (If a third submittal is required, an additional review fee will be assessed.)	\$ 525.00	\$ 3,079.71	\$ (2,554.71)	17%	\$ 525.00	\$ 3,079.71	\$ (2,554.71)	17%
22	Final Plat Review - Minor Subdivision - 5 lots or less - Per Mylar (If a third submittal required, additional review fee will be assessed.)	\$ 375.00	\$ 2,639.82	\$ (2,264.82)	14%	\$ 375.00	\$ 2,639.82	\$ (2,264.82)	14%
23	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
24	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

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25	Floodplain Development Permits:	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
26	Floodplain Development Permit Site Plan Review & Inspection - (Includes Community Concurrence Request Reviews) -First Acre (Plus All Associated Engineering Fees and advertising/noticing costs as required)	\$ 400.00	\$ 7,622.72	\$ (7,222.72)	5%	\$ 400.00	\$ 7,622.72	\$ (7,222.72)	5%
27	Floodplain Development Permit Site Plan Review & Inspection (Includes Community Concurrence Request Reviews) - Each Additional Acre (Plus All Associated Engineering Fees and advertising/noticing costs as required)	\$ 0.03	\$ 0.13	\$ (0.11)	19%	\$ 0.03	\$ 0.13	\$ (0.11)	19%
28	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
29	Home Occupation Permit	\$ 525.00	\$ 5,510.26	\$ (4,985.26)	10%	\$ 525.00	\$ 5,510.26	\$ (4,985.26)	10%
30	Infrastructure Guarantee / Letter of Credit-Partial Release Request (Plus Engineering Review Fees)	\$ 375.00	\$ 2,313.03	\$ (1,938.03)	16%	\$ 375.00	\$ 2,313.03	\$ (1,938.03)	16%
31	Infrastructure Guarantee / Letter of Credit Review (Plus Engineering Review Fees)	\$ 375.00	\$ 1,731.99	\$ (1,356.99)	22%	\$ 375.00	\$ 1,731.99	\$ (1,356.99)	22%
32	Permanent Sign & Zoning Inspection	\$ 800.00	\$ 3,452.00	\$ (2,652.00)	23%	\$ 800.00	\$ 3,452.00	\$ (2,652.00)	23%
33	Preliminary Plat – Applicant Appeal to Elected Board (Plus cost of noticing and advertising)	\$ 2.50	\$ 30.87	\$ (28.37)	8%	\$ 2.50	\$ 30.87	\$ (28.37)	8%
34	Preliminary Plat – Major Revision - Planning and Zoning Commission Hearing Required (Plus Engineering Review Fees)	\$ 4.50	\$ 29.52	\$ (25.02)	15%	\$ 4.50	\$ 29.52	\$ (25.02)	15%
35	Preliminary Plat – Minor Revision - No Planning and Zoning Commission Hearing Required (Plus Engineering Review Fees)	\$ 2.50	\$ 6.15	\$ (3.65)	41%	\$ 2.50	\$ 6.15	\$ (3.65)	41%
36	Preliminary Plat Review (Major Subdivision) – First 5 lots (Plus actual cost of Engineering Review)	\$ 550.00	\$ 4,114.27	\$ (3,564.27)	13%	\$ 550.00	\$ 4,114.27	\$ (3,564.27)	13%
37	Preliminary Plat Review (Major Subdivision) - Each Additional Lot (Plus cost of Engineering Review)	\$ 0.02	\$ 0.34	\$ (0.33)	4%	\$ 0.02	\$ 0.34	\$ (0.33)	4%

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38	Accessory Dwelling Unit [NEW] [MOVE TO TOP FOR ALPHA ORDER]	\$ 450.00	\$ 3,193.68	\$ (2,743.68)	14%	\$ 450.00	\$ 3,193.68	\$ (2,743.68)	14%
39	Re-advertising / noticing cost due to applicant action - Base fee, plus actual cost of advertising and noticing.	\$ -	\$ 1.09	\$ (1.09)	0%	\$ -	\$ 1.09	\$ (1.09)	0%
40	Recordation Fee for all Planning and Zoning Commission items requiring that documents be filed with the Register of Deeds (This fee/cost is in addition to any individual project fees.)	\$ -	\$ 0.05	\$ (0.05)	0%	\$ -	\$ 0.05	\$ (0.05)	0%
41	Residential Addition zoning permit (addition)	\$ 8,550.00	\$ 65,607.00	\$ (57,057.00)	13%	\$ 8,550.00	\$ 65,607.00	\$ (57,057.00)	13%
42	Residential Accessory structure zoning permit (accessory)	\$ 13,500.00	\$ 103,590.00	\$ (90,090.00)	13%	\$ 13,500.00	\$ 103,590.00	\$ (90,090.00)	13%
43	Rezoning Request - Non-residential or Mixed Use - First acre	\$ 1,950.00	\$ 11,247.00	\$ (9,297.00)	17%	\$ 1,950.00	\$ 11,247.00	\$ (9,297.00)	17%
44	Rezoning Request-Non-residential or Mixed Use - Each additional acre	\$ 0.02	\$ 0.28	\$ (0.27)	5%	\$ 0.02	\$ 0.28	\$ (0.27)	5%
45	Rezoning Request-Residential - First acre	\$ 1,200.00	\$ 10,869.09	\$ (9,669.09)	11%	\$ 1,200.00	\$ 10,869.09	\$ (9,669.09)	11%
46	Rezoning Request-Residential - Each additional acre	\$ 0.02	\$ 0.28	\$ (0.27)	5%	\$ 0.02	\$ 0.28	\$ (0.27)	5%
47	Sign Installation for Notification for an Ongoing Project (Additional signs at the same location, but not included in base fees) - Each Sign	\$ 95.00	\$ 192.90	\$ (97.90)	49%	\$ 95.00	\$ 192.90	\$ (97.90)	49%
48	Soil Suitability Application [Responsibility transferred to Health Alliance responsible party]	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
49	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
50	Single Family attached/multi-family zoning permit - First 5 Units	\$ 1.50	\$ 5.96	\$ (4.46)	25%	\$ 1.50	\$ 5.96	\$ (4.46)	25%
51	Single Family attached/multi-family zoning permit - Each additional unit	\$ 0.15	\$ 0.10	\$ 0.05	154%	\$ 0.15	\$ 0.10	\$ 0.05	154%
52	Single Family Detached or manufactured home zoning permit (SFD)	\$ 18,500.00	\$ 114,355.90	\$ (95,855.90)	16%	\$ 18,500.00	\$ 114,355.90	\$ (95,855.90)	16%

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53	Single Family Detached or manufactured home zoning permit (MH)	\$ 2,300.00	\$ 14,217.22	\$ (11,917.22)	16%	\$ 2,300.00	\$ 14,217.22	\$ (11,917.22)	16%
54	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
55	Site Plan Review (If a third submittal is required, an additional plan review fee will be assessed) - First Acre	\$ 9,000.00	\$ 78,509.40	\$ (69,509.40)	11%	\$ 9,000.00	\$ 78,509.40	\$ (69,509.40)	11%
56	Site Plan Review (If a third submittal is required, an additional plan review fee will be assessed) - Each Additional Acre	\$ 0.02	\$ 0.25	\$ (0.24)	6%	\$ 0.02	\$ 0.25	\$ (0.24)	6%
57	Sketch Plat Review (Major Plat)	\$ 0.10	\$ 1.06	\$ (0.96)	9%	\$ 0.10	\$ 1.06	\$ (0.96)	9%
58	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
59	Special Planning and Zoning Meeting Request - Base fee plus the actual cost of noticing and Planning and Zoning Commission stipend for associated meetings.	\$ -	\$ 0.67	\$ (0.67)	0%	\$ -	\$ 0.67	\$ (0.67)	0%
60	Street Closure or Right-of-Way Abandonment Request (Plus cost of advertising, signs, posting of signs, required mailings and notices)	\$ 700.00	\$ 8,950.74	\$ (8,250.74)	8%	\$ 700.00	\$ 8,950.74	\$ (8,250.74)	8%
61	Street Name Change Petition-Privately Initiated (Plus cost of advertising for public hearing + cost of new street sign(s) and installation + cost of required mailing and notices)	\$ 500.00	\$ 7,595.42	\$ (7,095.42)	7%	\$ 500.00	\$ 7,595.42	\$ (7,095.42)	7%
62	Street Signs for New Streets, when the sign(s) are already a component of a current project - Cost of sign production and installation, as determined by Infrastructure and Asset Management	\$ -	\$ 0.58	\$ (0.58)	0%	\$ -	\$ 0.58	\$ (0.58)	0%

Cabarrus County, NC
2024 PLANNING FEE STUDY UPDATE
FINAL RESULTS (Version #10)

Planning and Zoning

RESULTS ANALYSIS

Fee Service Information		Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Fee Title	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Full Cost	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate
63	Street Signs for New Streets, when the sign(s) are NOT already a component of a current project - Base fee for Planning staff time, plus the cost of sign production and installation, as determined by Infrastructure and Asset Management	\$ -	\$ 0.63	\$ (0.63)	0%	\$ -	\$ 0.63	\$ (0.63)	0%
64	Technology Fee - Three percent (3%) of total fees	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
65	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
66	Temporary Sign Permit	\$ 200.00	\$ 616.78	\$ (416.78)	32%	\$ 200.00	\$ 616.78	\$ (416.78)	32%
67	Temporary Use Permit	\$ 400.00	\$ 1,338.32	\$ (938.32)	30%	\$ 400.00	\$ 1,338.32	\$ (938.32)	30%
68	Temporary Use Permit [placeholder for potential future TUP category]	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
69	Temporary Use Permit [placeholder for potential future TUP category]	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
70	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
71	Variance Application - Non-residential - First acre	\$ 1,200.00	\$ 8,588.10	\$ (7,388.10)	14%	\$ 1,200.00	\$ 8,588.10	\$ (7,388.10)	14%
72	Variance Application - Non-residential - Each additional acre	\$ 0.02	\$ 0.11	\$ (0.09)	14%	\$ 0.02	\$ 0.11	\$ (0.09)	14%
73	Variance Application - Residential - First acre	\$ 500.00	\$ 4,294.04	\$ (3,794.04)	12%	\$ 500.00	\$ 4,294.04	\$ (3,794.04)	12%
74	Variance Application - Residential - Each additional acre	\$ 0.02	\$ 0.11	\$ (0.09)	14%	\$ 0.02	\$ 0.11	\$ (0.09)	14%
75	Vested Rights Extension (Plus cost of advertising and noticing.)	\$ 2.25	\$ 26.17	\$ (23.92)	9%	\$ 2.25	\$ 26.17	\$ (23.92)	9%
76	Vested Rights Request - First acre	\$ 4.50	\$ 61.95	\$ (57.45)	7%	\$ 4.50	\$ 61.95	\$ (57.45)	7%
77	Vested Rights Request - Each additional acre	\$ 0.02	\$ 0.15	\$ (0.14)	10%	\$ 0.02	\$ 0.15	\$ (0.14)	10%
78	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
79	Zoning Verification Letter (per parcel)	\$ 600.00	\$ 5,730.15	\$ (5,130.15)	10%	\$ 600.00	\$ 5,730.15	\$ (5,130.15)	10%
80	Zoning Review of New Building Occupancies - Building Permit Support - Commercial (add-on to Building Fee)	\$ 900.00	\$ 944.10	\$ (44.10)	95%	\$ 900.00	\$ 944.10	\$ (44.10)	95%
81	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
82	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
2024 PLANNING FEE STUDY UPDATE
FINAL RESULTS (Version #10)

Planning and Zoning

RESULTS ANALYSIS

Fee Service Information		Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Fee Title	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Full Cost	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate
83	Zoning Violations and Citations [calculations to determine cost of the activity / process; not user fees]:	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
84	Warning	\$ -	\$ 374,675.75	\$ (374,675.75)	0%	\$ -	\$ -	\$ -	0%
85	First Citation	\$ 3,600.00	\$ 2,031.92	\$ 1,568.08	177%	\$ 3,600.00	\$ 2,031.92	\$ 1,568.08	177%
86	Second	\$ 1,650.00	\$ 637.38	\$ 1,012.62	259%	\$ 1,650.00	\$ 637.38	\$ 1,012.62	259%
87	Third and Subsequent	\$ 742.50	\$ 830.20	\$ (87.70)	89%	\$ 742.50	\$ 830.20	\$ (87.70)	89%
88	Disturbed Acre in Required Open Space (The listed fine does not include the additional required cost of replacement planting equal to 20 large maturing trees and 40 large shrubs per acres.)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
89	Disturbed Acre in Required Buffer (The listed fine does not include the additional required cost of replacement trees to meet the buffer standard.)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
90	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
91	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
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FINAL RESULTS (Version #10)

Planning and Zoning

RESULTS ANALYSIS

Fee Service Information		Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Fee Title	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Full Cost	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate
92	STAFF COST-RECOVERY HOURLY RATES:	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
93	Service in Excess of Standard (per hour @ staff full cost recovery hourly rates and at the discretion of the Director)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
94	Planning Standard (blended) Full Cost Recovery Hourly Rate (per hour)	\$ -	\$ 129.25	\$ (129.25)	0%	\$ -	\$ -	\$ -	0%
95	Program Specialist (per hour)	\$ -	\$ 99.44	\$ (99.44)	0%	\$ -	\$ -	\$ -	0%
96	Senior Planner (per hour)	\$ -	\$ 126.08	\$ (126.08)	0%	\$ -	\$ -	\$ -	0%
97	Planning and Zoning Manager (per hour)	\$ -	\$ 205.78	\$ (205.78)	0%	\$ -	\$ -	\$ -	0%
98	Senior Zoning Enforcement Officer (per hour)	\$ -	\$ 125.90	\$ (125.90)	0%	\$ -	\$ -	\$ -	0%
99	Senior Permit Associate (per hour)	\$ -	\$ 104.90	\$ (104.90)	0%	\$ -	\$ -	\$ -	0%
100	GIS / Addressing Coordinator (per hour)	\$ -	\$ 123.75	\$ (123.75)	0%	\$ -	\$ -	\$ -	0%
101	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
2024 PLANNING FEE STUDY UPDATE
FINAL RESULTS (Version #10)

Planning and Zoning

RESULTS ANALYSIS

Fee Service Information		Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Fee Title	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Full Cost	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate
102	NON-FEE ACTIVITIES:	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
103	Counter / Phone: Pre-Project Support (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
104	Counter / Phone: Public Information - not recoverable (annual)	\$ -	\$ 137,141.52	\$ (137,141.52)	0%	\$ -	\$ -	\$ -	0%
105	Long Range / Comprehensive Planning (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
106	FEMA Community Rating System (CRS / flood) Program Administration (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
107	Zoning Ordinance / Development Code Update (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
108	P&Z / BOA Commission Support incl work plan (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
109	Council / Constituent Referrals (annual)	\$ -	\$ 930.74	\$ (930.74)	0%	\$ -	\$ -	\$ -	0%
110	Special Projects (annual)	\$ -	\$ 16,032.43	\$ (16,032.43)	0%	\$ -	\$ -	\$ -	0%
111	Zoning Enforcement / Processing Notice of Violation (annual)	\$ -	\$ 16,227.34	\$ (16,227.34)	0%	\$ -	\$ -	\$ -	0%
112	Court for Zoning Cases / NOV's	\$ -	\$ 20,358.82	\$ (20,358.82)	0%	\$ -	\$ -	\$ -	0%
113	Transportation Planning / TCC Meetings	\$ -	\$ 28,628.62	\$ (28,628.62)	0%	\$ -	\$ -	\$ -	0%
114	All Other Non-Fee Activities/MEETINGS/GROUPS (annual)	\$ -	\$ 13,399.61	\$ (13,399.61)	0%	\$ -	\$ -	\$ -	0%
115	GIS / Addressing (annual) [suballocate]	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
116	Public Information and Assistance - Addressing	\$ -	\$ 14,072.66	\$ (14,072.66)	0%	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
2024 PLANNING FEE STUDY UPDATE
FINAL RESULTS (Version #10)

Planning and Zoning

RESULTS ANALYSIS

Fee Service Information		Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Fee Title	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Full Cost	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate
117	Support to Other Departments / Divisions:	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
118	General Support to Building (annual)	\$ -	\$ 41,941.67	\$ (41,941.67)	0%	\$ -	\$ -	\$ -	0%
119	Support to Code Enforcement - Zoning (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
120	Support to Community Development (annual)	\$ -	\$ 6,838.39	\$ (6,838.39)	0%	\$ -	\$ -	\$ -	0%
121	Support to Sheriff's Office (annual)	\$ -	\$ 47,450.75	\$ (47,450.75)	0%	\$ -	\$ -	\$ -	0%
122	Support to Fire (annual)	\$ -	\$ 4,836.61	\$ (4,836.61)	0%	\$ -	\$ -	\$ -	0%
123	Support to Infrastructure and Asset Management Department (annual)	\$ -	\$ 4,872.37	\$ (4,872.37)	0%	\$ -	\$ -	\$ -	0%
124	Support to All Other Departments (annual)	\$ -	\$ 37,988.44	\$ (37,988.44)	0%	\$ -	\$ -	\$ -	0%
125	Support to County Manager's Office (annual)	\$ -	\$ 8,368.03	\$ (8,368.03)	0%	\$ -	\$ -	\$ -	0%
126	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
127	Support to Cabarrus County Schools (annual)	\$ -	\$ 39,158.85	\$ (39,158.85)	0%	\$ -	\$ -	\$ -	0%
128	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
129	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
130	Support to Other Agencies and Jurisdictions (annual)	\$ -	\$ 48,220.71	\$ (48,220.71)	0%	\$ -	\$ -	\$ -	0%
131	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
END OF FEE LIST									
TOTALS:		\$ 85,931	\$ 1,442,374	\$ (1,356,442)	6%	\$ 85,931	\$ 580,315	\$ (494,384)	15%
		Revenue Totals				Revenue Totals			



APPENDIX 2:

COST RESULTS FOR CONSTRUCTION STANDARDS

The follow pages contain a summary of the results from the analysis of
Construction Standards (building) fee services.

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Plan Check Full Cost Results (Unit)					
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit (Including MPE's)	Building Division Full Cost per Unit	Additional Cost per Unit (External)	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
1	A-1,3	Assembly (Religious and Theatres) - Complete	500	-	-	\$ 567.59	\$ 722.39	\$ -	\$ 722	\$ (154.79)	79%
			2,000	-	-	\$ 706.40	\$ 901.02	\$ -	\$ 901	\$ (194.62)	78%
			5,000	21.00	21.00	\$ 805.56	\$ 1,021.62	\$ -	\$ 1,022	\$ (216.05)	79%
			10,000	3.00	3.00	\$ 895.32	\$ 1,131.53	\$ -	\$ 1,132	\$ (236.21)	79%
			25,000	3.00	3.00	\$ 1,101.51	\$ 1,394.81	\$ -	\$ 1,395	\$ (293.30)	79%
2	A-1,3	Assembly (Religious and Theatres) - Shell	500	-	-	\$ 460.21	\$ 588.17	\$ -	\$ 588	\$ (127.96)	78%
			2,000	-	-	\$ 577.78	\$ 740.23	\$ -	\$ 740	\$ (162.45)	78%
			5,000	-	-	\$ 648.33	\$ 825.12	\$ -	\$ 825	\$ (176.79)	79%
			10,000	-	-	\$ 713.96	\$ 904.90	\$ -	\$ 905	\$ (190.95)	79%
			25,000	-	-	\$ 884.26	\$ 1,123.31	\$ -	\$ 1,123	\$ (239.05)	79%
3	A-1,3	Assembly (Religious and Theatres) - Upfit	250	-	-	\$ 384.09	\$ 493.32	\$ -	\$ 493	\$ (109.23)	78%
			1,000	-	-	\$ 487.08	\$ 627.31	\$ -	\$ 627	\$ (140.22)	78%
			2,500	16.00	16.00	\$ 536.48	\$ 685.69	\$ -	\$ 686	\$ (149.21)	78%
			5,000	12.00	12.00	\$ 584.34	\$ 743.22	\$ -	\$ 743	\$ (158.88)	79%
			12,500	2.00	2.00	\$ 729.56	\$ 930.43	\$ -	\$ 930	\$ (200.87)	78%
4	A-4,5	Assembly: Spectator Seating (indoor) - Complete	1,000	-	-	\$ 722.51	\$ 915.81	\$ -	\$ 916	\$ (193.31)	79%
			4,000	4.00	4.00	\$ 891.62	\$ 1,132.27	\$ -	\$ 1,132	\$ (240.65)	79%
			10,000	-	-	\$ 1,032.64	\$ 1,305.18	\$ -	\$ 1,305	\$ (272.53)	79%
			20,000	-	-	\$ 1,157.64	\$ 1,459.13	\$ -	\$ 1,459	\$ (301.49)	79%
			50,000	-	-	\$ 1,415.38	\$ 1,786.75	\$ -	\$ 1,787	\$ (371.37)	79%
5	A-4,5	Assembly: Spectator Seating (indoor) - Upfit	750	-	-	\$ 512.47	\$ 653.69	\$ -	\$ 654	\$ (141.22)	78%
			3,000	-	-	\$ 640.70	\$ 819.20	\$ -	\$ 819	\$ (178.50)	78%
			7,500	-	-	\$ 724.59	\$ 920.66	\$ -	\$ 921	\$ (196.07)	79%
			15,000	2.00	2.00	\$ 801.51	\$ 1,014.50	\$ -	\$ 1,015	\$ (212.99)	79%
			37,500	-	-	\$ 989.53	\$ 1,255.17	\$ -	\$ 1,255	\$ (265.64)	79%
6	-	{unused}	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
7	A-2	Assembly (Restuarants and banquet halls)- Complete	500	-	-	\$ 608.42	\$ 773.54	\$ -	\$ 774	\$ (165.12)	79%
			2,000	-	-	\$ 755.50	\$ 962.60	\$ -	\$ 963	\$ (207.10)	78%
			5,000	9.00	9.00	\$ 865.17	\$ 1,096.26	\$ -	\$ 1,096	\$ (231.10)	79%
			10,000	-	-	\$ 963.81	\$ 1,217.23	\$ -	\$ 1,217	\$ (253.43)	79%
			25,000	3.00	3.00	\$ 1,183.80	\$ 1,497.85	\$ -	\$ 1,498	\$ (314.05)	79%
8	A-2	Assembly (Restuarants and banquet halls)- Shell	500	-	-	\$ 487.13	\$ 621.80	\$ -	\$ 622	\$ (134.67)	78%
			2,000	-	-	\$ 609.99	\$ 780.47	\$ -	\$ 780	\$ (170.48)	78%
			5,000	-	-	\$ 687.78	\$ 874.39	\$ -	\$ 874	\$ (186.61)	79%
			10,000	-	-	\$ 759.49	\$ 961.78	\$ -	\$ 962	\$ (202.29)	79%
			25,000	-	-	\$ 938.77	\$ 1,191.40	\$ -	\$ 1,191	\$ (252.63)	79%
9	A-2	Assembly (Restuarants and banquet halls)- Upfit	250	-	-	\$ 504.88	\$ 644.21	\$ -	\$ 644	\$ (139.33)	78%
			1,000	-	-	\$ 631.62	\$ 807.85	\$ -	\$ 808	\$ (176.23)	78%
			2,500	17.00	17.00	\$ 713.47	\$ 906.77	\$ -	\$ 907	\$ (193.30)	79%
			5,000	-	-	\$ 788.67	\$ 998.46	\$ -	\$ 998	\$ (209.79)	79%
			12,500	1.00	1.00	\$ 974.15	\$ 1,235.96	\$ -	\$ 1,236	\$ (261.81)	79%

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Plan Check Full Cost Results (Unit)					
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit (Including MPE's)	Building Division Full Cost per Unit	Additional Cost per Unit (External)	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			250	-	-	\$ 388.42	\$ 498.50	\$ -	\$ 498	\$ (110.07)	78%
			1,000	3.00	3.00	\$ 491.89	\$ 632.94	\$ -	\$ 633	\$ (141.05)	78%
10	B	Small Restaurant (<50 occ.) - Complete	2,500	-	-	\$ 543.15	\$ 693.74	\$ -	\$ 694	\$ (150.58)	78%
			5,000	-	-	\$ 592.53	\$ 753.22	\$ -	\$ 753	\$ (160.69)	79%
			12,500	-	-	\$ 738.90	\$ 941.73	\$ -	\$ 942	\$ (202.83)	78%
			250	-	-	\$ 304.71	\$ 394.16	\$ -	\$ 394	\$ (89.45)	77%
			1,000	-	-	\$ 392.11	\$ 508.67	\$ -	\$ 509	\$ (116.56)	77%
11	B	Small Restaurant (<50 occ.) - Shell	2,500	-	-	\$ 420.18	\$ 540.41	\$ -	\$ 540	\$ (120.23)	78%
			5,000	-	-	\$ 450.07	\$ 575.50	\$ -	\$ 575	\$ (125.43)	78%
			12,500	-	-	\$ 568.82	\$ 729.65	\$ -	\$ 730	\$ (160.83)	78%
			250	-	-	\$ 321.47	\$ 414.86	\$ -	\$ 415	\$ (93.39)	77%
			1,000	-	-	\$ 411.77	\$ 532.87	\$ -	\$ 533	\$ (121.09)	77%
12	B	Small Restaurant (<50 occ.) - Upfit	2,500	11.00	11.00	\$ 445.05	\$ 571.19	\$ -	\$ 571	\$ (126.14)	78%
			5,000	-	-	\$ 479.27	\$ 611.75	\$ -	\$ 612	\$ (132.47)	78%
			12,500	-	-	\$ 603.33	\$ 772.38	\$ -	\$ 772	\$ (169.05)	78%
	B	Offices, Medical, Professional, etc. - Complete	500	-	-	\$ 516.26	\$ 660.42	\$ -	\$ 660	\$ (144.17)	78%
	B	(Commercial Occupancy Scaling Source)	2,000	1.00	1.00	\$ 652.97	\$ 837.64	\$ -	\$ 838	\$ (184.67)	78%
13	B	"	5,000	4.00	4.00	\$ 726.34	\$ 925.27	\$ -	\$ 925	\$ (198.93)	79%
	B	"	10,000	5.00	5.00	\$ 795.99	\$ 1,009.56	\$ -	\$ 1,010	\$ (213.57)	79%
	B	"	25,000	-	-	\$ 991.16	\$ 1,260.38	\$ -	\$ 1,260	\$ (269.22)	79%
			500	-	-	\$ 505.08	\$ 655.36	\$ -	\$ 655	\$ (150.28)	77%
			2,000	1.00	1.00	\$ 674.47	\$ 878.33	\$ -	\$ 878	\$ (203.86)	77%
14	B	Offices, Medical, Professional, etc. - Shell	5,000	5.00	5.00	\$ 693.00	\$ 894.37	\$ -	\$ 894	\$ (201.37)	77%
			10,000	2.00	2.00	\$ 723.63	\$ 927.86	\$ -	\$ 928	\$ (204.23)	78%
			25,000	1.00	1.00	\$ 941.66	\$ 1,212.59	\$ -	\$ 1,213	\$ (270.93)	78%
			150	14.00	14.00	\$ 295.73	\$ 382.95	\$ -	\$ 383	\$ (87.22)	77%
			600	11.00	11.00	\$ 381.37	\$ 495.25	\$ -	\$ 495	\$ (113.89)	77%
15	B	Offices, Medical, Professional, etc. - Upfit	1,500	16.00	16.00	\$ 407.03	\$ 523.98	\$ -	\$ 524	\$ (116.95)	78%
			3,000	20.00	20.00	\$ 434.89	\$ 556.54	\$ -	\$ 557	\$ (121.65)	78%
			7,500	14.00	14.00	\$ 550.66	\$ 706.96	\$ -	\$ 707	\$ (156.30)	78%
			100	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			400	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
16	-	{unused}	1,000	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			2,000	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Plan Check Full Cost Results (Unit)					
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit (Including MPE's)	Building Division Full Cost per Unit	Additional Cost per Unit (External)	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			1,000	-	-	\$ 1,140.80	\$ 1,449.49	\$ -	\$ 1,449	\$ (308.68)	79%
			4,000	-	-	\$ 1,422.73	\$ 1,812.89	\$ -	\$ 1,813	\$ (390.16)	78%
17	E	Educational Building K-12 - Complete	10,000	-	-	\$ 1,627.63	\$ 2,061.84	\$ -	\$ 2,062	\$ (434.21)	79%
			20,000	-	-	\$ 1,812.27	\$ 2,287.73	\$ -	\$ 2,288	\$ (475.46)	79%
			50,000	2.00	2.00	\$ 2,232.62	\$ 2,825.07	\$ -	\$ 2,825	\$ (592.45)	79%
			1,000	-	-	\$ 769.09	\$ 978.80	\$ -	\$ 979	\$ (209.71)	79%
			4,000	-	-	\$ 959.65	\$ 1,224.63	\$ -	\$ 1,225	\$ (264.98)	78%
18	E	Educational Building K-12 - Shell	10,000	-	-	\$ 1,093.42	\$ 1,386.87	\$ -	\$ 1,387	\$ (293.45)	79%
			20,000	-	-	\$ 1,214.60	\$ 1,534.95	\$ -	\$ 1,535	\$ (320.36)	79%
			50,000	-	-	\$ 1,497.16	\$ 1,896.41	\$ -	\$ 1,896	\$ (399.25)	79%
			150	-	-	\$ 461.30	\$ 595.19	\$ -	\$ 595	\$ (133.90)	78%
			600	-	-	\$ 588.32	\$ 762.05	\$ -	\$ 762	\$ (173.73)	77%
19	E	Educational Building K-12 - Upfit	1,500	3.00	3.00	\$ 642.47	\$ 824.60	\$ -	\$ 825	\$ (182.12)	78%
			3,000	4.00	4.00	\$ 695.68	\$ 887.59	\$ -	\$ 888	\$ (191.91)	78%
			7,500	2.00	2.00	\$ 873.24	\$ 1,118.35	\$ -	\$ 1,118	\$ (245.10)	78%
			100	-	-	\$ 20.24	\$ 29.06	\$ -	\$ 29	\$ (8.83)	70%
			400	-	-	\$ 20.24	\$ 29.06	\$ -	\$ 29	\$ (8.83)	70%
20	-	{unused}	1,000	-	-	\$ 20.24	\$ 29.06	\$ -	\$ 29	\$ (8.83)	70%
			2,000	-	-	\$ 20.24	\$ 29.06	\$ -	\$ 29	\$ (8.83)	70%
			5,000	-	-	\$ 20.24	\$ 29.06	\$ -	\$ 29	\$ (8.83)	70%
			500	-	-	\$ 941.72	\$ 1,212.02	\$ -	\$ 1,212	\$ (270.30)	78%
			2,000	-	-	\$ 1,227.66	\$ 1,586.65	\$ -	\$ 1,587	\$ (359.00)	77%
21	I-1, 2, 3	Medical/24 Hour Care - Complete	5,000	-	-	\$ 1,314.76	\$ 1,684.57	\$ -	\$ 1,685	\$ (369.81)	78%
			10,000	2.00	2.00	\$ 1,408.99	\$ 1,794.93	\$ -	\$ 1,795	\$ (385.94)	78%
			25,000	-	-	\$ 1,795.86	\$ 2,297.20	\$ -	\$ 2,297	\$ (501.34)	78%
			500	-	-	\$ 575.49	\$ 740.53	\$ -	\$ 741	\$ (165.04)	78%
			2,000	-	-	\$ 741.76	\$ 958.00	\$ -	\$ 958	\$ (216.23)	77%
22	I-1, 2, 3	Medical/24 Hour Care - Shell	5,000	-	-	\$ 803.02	\$ 1,028.43	\$ -	\$ 1,028	\$ (225.41)	78%
			10,000	-	-	\$ 865.92	\$ 1,102.88	\$ -	\$ 1,103	\$ (236.96)	79%
			25,000	1.00	1.00	\$ 1,094.44	\$ 1,398.98	\$ -	\$ 1,399	\$ (304.54)	78%
			100	-	-	\$ 597.28	\$ 762.26	\$ -	\$ 762	\$ (164.98)	78%
			400	-	-	\$ 746.47	\$ 955.33	\$ -	\$ 955	\$ (208.87)	78%
23	I-1, 2, 3	Medical/24Hour Care - Upfit	1,000	-	-	\$ 845.38	\$ 1,074.70	\$ -	\$ 1,075	\$ (229.33)	79%
			2,000	4.00	4.00	\$ 935.61	\$ 1,184.58	\$ -	\$ 1,185	\$ (248.97)	79%
			5,000	4.00	4.00	\$ 1,155.10	\$ 1,466.09	\$ -	\$ 1,466	\$ (310.99)	79%
			250	-	-	\$ 623.44	\$ 794.07	\$ -	\$ 794	\$ (170.63)	79%
			1,000	-	-	\$ 780.83	\$ 996.99	\$ -	\$ 997	\$ (216.16)	78%
24	I-4	Day Care Facility - Complete	2,500	-	-	\$ 883.70	\$ 1,121.55	\$ -	\$ 1,122	\$ (237.85)	79%
			5,000	-	-	\$ 978.15	\$ 1,236.87	\$ -	\$ 1,237	\$ (258.72)	79%
			12,500	-	-	\$ 1,208.76	\$ 1,531.82	\$ -	\$ 1,532	\$ (323.06)	79%
			100	-	-	\$ 464.85	\$ 594.20	\$ -	\$ 594	\$ (129.35)	78%
			400	-	-	\$ 583.71	\$ 748.01	\$ -	\$ 748	\$ (164.30)	78%
25	I-4	Day Care Facility - Upfit	1,000	-	-	\$ 654.81	\$ 833.50	\$ -	\$ 833	\$ (178.69)	79%
			2,000	3.00	3.00	\$ 720.95	\$ 913.87	\$ -	\$ 914	\$ (192.92)	79%
			5,000	-	-	\$ 893.09	\$ 1,134.70	\$ -	\$ 1,135	\$ (241.62)	79%

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Plan Check Full Cost Results (Unit)					
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit (Including MPE's)	Building Division Full Cost per Unit	Additional Cost per Unit (External)	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
26	-	{unused}	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ 635.67	\$ 809.59	\$ -	\$ 810	\$ (173.92)	79%
			4,000	4.00	4.00	\$ 795.85	\$ 1,016.12	\$ -	\$ 1,016	\$ (220.27)	78%
27	M	Retail Sales - Complete	10,000	3.00	3.00	\$ 901.30	\$ 1,143.83	\$ -	\$ 1,144	\$ (242.52)	79%
			20,000	1.00	1.00	\$ 997.98	\$ 1,261.88	\$ -	\$ 1,262	\$ (263.90)	79%
			50,000	-	-	\$ 1,232.96	\$ 1,562.42	\$ -	\$ 1,562	\$ (329.46)	79%
			1,000	-	-	\$ 457.45	\$ 584.72	\$ -	\$ 585	\$ (127.27)	78%
			4,000	2.00	2.00	\$ 574.48	\$ 736.11	\$ -	\$ 736	\$ (161.63)	78%
28	M	Retail Sales - Shell	10,000	4.00	4.00	\$ 644.29	\$ 820.07	\$ -	\$ 820	\$ (175.78)	79%
			20,000	-	-	\$ 709.29	\$ 899.07	\$ -	\$ 899	\$ (189.78)	79%
			50,000	1.00	1.00	\$ 878.67	\$ 1,116.32	\$ -	\$ 1,116	\$ (237.65)	79%
			100	-	-	\$ 452.42	\$ 578.68	\$ -	\$ 579	\$ (126.26)	78%
			400	-	-	\$ 568.85	\$ 729.44	\$ -	\$ 729	\$ (160.59)	78%
29	M	Retail Sales - Upfit	1,000	-	-	\$ 636.61	\$ 810.76	\$ -	\$ 811	\$ (174.15)	79%
			2,000	18.00	18.00	\$ 699.93	\$ 887.61	\$ -	\$ 888	\$ (187.68)	79%
			5,000	16.00	16.00	\$ 867.93	\$ 1,103.28	\$ -	\$ 1,103	\$ (235.35)	79%
			200	-	-	\$ 548.56	\$ 698.53	\$ -	\$ 699	\$ (149.97)	79%
			800	-	-	\$ 683.49	\$ 872.29	\$ -	\$ 872	\$ (188.79)	78%
30	S-1	Repair Garage & Service St - Complete	2,000	-	-	\$ 777.79	\$ 986.82	\$ -	\$ 987	\$ (209.04)	79%
			4,000	2.00	2.00	\$ 863.41	\$ 1,091.59	\$ -	\$ 1,092	\$ (228.18)	79%
			10,000	-	-	\$ 1,063.16	\$ 1,346.78	\$ -	\$ 1,347	\$ (283.62)	79%
			200	-	-	\$ 459.32	\$ 587.30	\$ -	\$ 587	\$ (127.98)	78%
			800	-	-	\$ 577.11	\$ 739.76	\$ -	\$ 740	\$ (162.65)	78%
31	S-1	Repair Garage & Service St - Shell	2,000	-	-	\$ 646.72	\$ 823.39	\$ -	\$ 823	\$ (176.67)	79%
			4,000	-	-	\$ 711.61	\$ 902.20	\$ -	\$ 902	\$ (190.59)	79%
			10,000	-	-	\$ 881.90	\$ 1,120.73	\$ -	\$ 1,121	\$ (238.83)	79%
			100	-	-	\$ 411.20	\$ 526.95	\$ -	\$ 527	\$ (115.75)	78%
			400	-	-	\$ 519.14	\$ 666.98	\$ -	\$ 667	\$ (147.84)	78%
32	S-1	Repair Garage & Service St - Upfit	1,000	-	-	\$ 576.53	\$ 735.42	\$ -	\$ 735	\$ (158.90)	78%
			2,000	3.00	3.00	\$ 631.06	\$ 801.35	\$ -	\$ 801	\$ (170.29)	79%
			5,000	-	-	\$ 785.02	\$ 999.35	\$ -	\$ 999	\$ (214.32)	79%

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Plan Check Full Cost Results (Unit)					
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit (Including MPE's)	Building Division Full Cost per Unit	Additional Cost per Unit (External)	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			5,000	2.00	2.00	\$ 722.22	\$ 932.26	\$ -	\$ 932	\$ (210.04)	77%
			20,000	1.00	1.00	\$ 943.52	\$ 1,223.06	\$ -	\$ 1,223	\$ (279.55)	77%
33	S-1	Storage (Moderate Hazard) - Complete	50,000	2.00	2.00	\$ 1,003.69	\$ 1,289.27	\$ -	\$ 1,289	\$ (285.58)	78%
			100,000	-	-	\$ 1,070.81	\$ 1,367.06	\$ -	\$ 1,367	\$ (296.25)	78%
			250,000	-	-	\$ 1,368.12	\$ 1,754.10	\$ -	\$ 1,754	\$ (385.98)	78%
			5,000	2.00	2.00	\$ 562.70	\$ 720.99	\$ -	\$ 721	\$ (158.29)	78%
			20,000	4.00	4.00	\$ 712.71	\$ 916.16	\$ -	\$ 916	\$ (203.45)	78%
34	S-1	Storage (Moderate Hazard) - Shell	50,000	6.00	6.00	\$ 791.03	\$ 1,009.14	\$ -	\$ 1,009	\$ (218.11)	78%
			100,000	3.00	3.00	\$ 865.49	\$ 1,098.86	\$ -	\$ 1,099	\$ (233.38)	79%
			250,000	3.00	3.00	\$ 1,079.25	\$ 1,374.39	\$ -	\$ 1,374	\$ (295.13)	79%
			250	-	-	\$ 637.41	\$ 815.33	\$ -	\$ 815	\$ (177.92)	78%
			1,000	1.00	1.00	\$ 811.69	\$ 1,041.45	\$ -	\$ 1,041	\$ (229.76)	78%
35	S-1	Storage (Moderate Hazard)- Upfit	2,500	3.00	3.00	\$ 897.11	\$ 1,142.89	\$ -	\$ 1,143	\$ (245.78)	78%
			5,000	6.00	6.00	\$ 979.73	\$ 1,242.57	\$ -	\$ 1,243	\$ (262.83)	79%
			12,500	29.00	29.00	\$ 1,225.78	\$ 1,559.08	\$ -	\$ 1,559	\$ (333.30)	79%
			1,000	-	-	\$ 942.70	\$ 1,210.39	\$ -	\$ 1,210	\$ (267.69)	78%
			4,000	-	-	\$ 1,211.76	\$ 1,562.28	\$ -	\$ 1,562	\$ (350.52)	78%
36	S-2	Parking Garage or Low Hazard Storage - Complete	10,000	-	-	\$ 1,323.17	\$ 1,691.60	\$ -	\$ 1,692	\$ (368.43)	78%
			20,000	-	-	\$ 1,434.14	\$ 1,823.55	\$ -	\$ 1,824	\$ (389.41)	79%
			50,000	1.00	1.00	\$ 1,808.25	\$ 2,308.11	\$ -	\$ 2,308	\$ (499.86)	78%
			1,000	-	-	\$ 654.34	\$ 844.21	\$ -	\$ 844	\$ (189.87)	78%
			4,000	-	-	\$ 853.02	\$ 1,104.99	\$ -	\$ 1,105	\$ (251.97)	77%
37	S-2	Parking Garage or Low Hazard Storage - Shell	10,000	-	-	\$ 909.56	\$ 1,167.75	\$ -	\$ 1,168	\$ (258.20)	78%
			20,000	-	-	\$ 971.83	\$ 1,240.24	\$ -	\$ 1,240	\$ (268.41)	78%
			50,000	-	-	\$ 1,239.48	\$ 1,588.30	\$ -	\$ 1,588	\$ (348.83)	78%
			250	-	-	\$ 627.94	\$ 807.45	\$ -	\$ 807	\$ (179.51)	78%
			1,000	-	-	\$ 806.81	\$ 1,041.38	\$ -	\$ 1,041	\$ (234.57)	77%
38	S-2	Parking Garage or Low Hazard Storage - Upfit	2,500	3.00	3.00	\$ 878.05	\$ 1,123.82	\$ -	\$ 1,124	\$ (245.77)	78%
			5,000	2.00	2.00	\$ 949.70	\$ 1,208.90	\$ -	\$ 1,209	\$ (259.20)	79%
			12,500	1.00	1.00	\$ 1,197.40	\$ 1,529.77	\$ -	\$ 1,530	\$ (332.36)	78%
			1,500	-	-	\$ 1,169.76	\$ 1,484.10	\$ -	\$ 1,484	\$ (314.34)	79%
			6,000	-	-	\$ 1,463.28	\$ 1,861.27	\$ -	\$ 1,861	\$ (397.99)	79%
39	R-1	Hotel, Motel - Complete	15,000	-	-	\$ 1,669.93	\$ 2,112.84	\$ -	\$ 2,113	\$ (442.91)	79%
			30,000	1.00	1.00	\$ 1,857.71	\$ 2,342.99	\$ -	\$ 2,343	\$ (485.27)	79%
			75,000	-	-	\$ 2,292.35	\$ 2,897.36	\$ -	\$ 2,897	\$ (605.01)	79%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
40	-	{unused}	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			250	-	-	\$ 619.30	\$ 797.28	\$ -	\$ 797	\$ (177.98)	78%
			1,000	-	-	\$ 789.54	\$ 1,020.67	\$ -	\$ 1,021	\$ (231.13)	77%
41	R-1	Hotel, Motel - Upfit	2,500	1.00	1.00	\$ 866.62	\$ 1,110.26	\$ -	\$ 1,110	\$ (243.64)	78%
			5,000	4.00	4.00	\$ 941.40	\$ 1,199.13	\$ -	\$ 1,199	\$ (257.73)	79%
			12,500	2.00	2.00	\$ 1,180.84	\$ 1,509.96	\$ -	\$ 1,510	\$ (329.12)	78%

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Plan Check Full Cost Results (Unit)					
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit (Including MPE's)	Building Division Full Cost per Unit	Additional Cost per Unit (External)	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			1,500	2.00	2.00	\$ 821.22	\$ 1,053.07	\$ -	\$ 1,053	\$ (231.85)	78%
			6,000	-	-	\$ 1,044.90	\$ 1,345.19	\$ -	\$ 1,345	\$ (300.29)	78%
42	R-2	Multi- Family -Complete	15,000	1.00	1.00	\$ 1,155.71	\$ 1,475.69	\$ -	\$ 1,476	\$ (319.98)	78%
			30,000	33.00	33.00	\$ 1,261.76	\$ 1,602.78	\$ -	\$ 1,603	\$ (341.02)	79%
			75,000	1.00	1.00	\$ 1,578.98	\$ 2,012.93	\$ -	\$ 2,013	\$ (433.94)	78%
			1,500	-	-	\$ 549.92	\$ 707.78	\$ -	\$ 708	\$ (157.86)	78%
			6,000	-	-	\$ 688.43	\$ 888.21	\$ -	\$ 888	\$ (199.78)	78%
43	R-2	Multi-Family- Shell	15,000	-	-	\$ 765.93	\$ 980.39	\$ -	\$ 980	\$ (214.46)	78%
			30,000	-	-	\$ 838.44	\$ 1,067.83	\$ -	\$ 1,068	\$ (229.39)	79%
			75,000	-	-	\$ 1,037.77	\$ 1,324.93	\$ -	\$ 1,325	\$ (287.16)	78%
			200	-	-	\$ 520.24	\$ 670.70	\$ -	\$ 671	\$ (150.46)	78%
			800	-	-	\$ 652.92	\$ 843.84	\$ -	\$ 844	\$ (190.93)	77%
44	R-2	Multi-Family- Upfit	2,000	11.00	11.00	\$ 722.44	\$ 926.07	\$ -	\$ 926	\$ (203.63)	78%
			4,000	-	-	\$ 788.23	\$ 1,005.12	\$ -	\$ 1,005	\$ (216.89)	78%
			10,000	-	-	\$ 977.67	\$ 1,249.85	\$ -	\$ 1,250	\$ (272.18)	78%
			250	-	-	\$ 499.36	\$ 637.31	\$ -	\$ 637	\$ (137.95)	78%
			1,000	-	-	\$ 625.01	\$ 799.60	\$ -	\$ 800	\$ (174.59)	78%
45	R-3,4	Congregate Care <16 occ; Adult/Child Care <8 occ- Co	2,500	3.00	3.00	\$ 705.38	\$ 896.66	\$ -	\$ 897	\$ (191.28)	79%
			5,000	-	-	\$ 779.33	\$ 986.79	\$ -	\$ 987	\$ (207.46)	79%
			12,500	-	-	\$ 962.97	\$ 1,222.00	\$ -	\$ 1,222	\$ (259.03)	79%
			250	-	-	\$ 400.16	\$ 513.16	\$ -	\$ 513	\$ (113.00)	78%
			1,000	-	-	\$ 505.93	\$ 650.48	\$ -	\$ 650	\$ (144.55)	78%
46	R-3,4	Congregate Care <16 occ; Adult/Child Care <8 occ- Upf	2,500	3.00	3.00	\$ 560.35	\$ 715.21	\$ -	\$ 715	\$ (154.86)	78%
			5,000	-	-	\$ 612.38	\$ 778.01	\$ -	\$ 778	\$ (165.64)	79%
			12,500	-	-	\$ 762.66	\$ 971.41	\$ -	\$ 971	\$ (208.75)	79%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
47	-	{unused}	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ 960.65	\$ 1,232.81	\$ -	\$ 1,233	\$ (272.16)	78%
			4,000	-	-	\$ 1,233.23	\$ 1,589.10	\$ -	\$ 1,589	\$ (355.87)	78%
48	F-1	Factory Industrial - Moderate Hazard - Complete	10,000	-	-	\$ 1,349.47	\$ 1,724.45	\$ -	\$ 1,724	\$ (374.98)	78%
			20,000	2.00	2.00	\$ 1,464.50	\$ 1,861.47	\$ -	\$ 1,861	\$ (396.97)	79%
			50,000	1.00	1.00	\$ 1,844.59	\$ 2,353.50	\$ -	\$ 2,354	\$ (508.91)	78%
			1,000	-	-	\$ 685.93	\$ 879.88	\$ -	\$ 880	\$ (193.96)	78%
			4,000	-	-	\$ 876.19	\$ 1,128.04	\$ -	\$ 1,128	\$ (251.86)	78%
49	F-1	Factory Industrial - Moderate Hazard - Shell	10,000	-	-	\$ 963.00	\$ 1,229.94	\$ -	\$ 1,230	\$ (266.94)	78%
			20,000	3.00	3.00	\$ 1,047.78	\$ 1,331.41	\$ -	\$ 1,331	\$ (283.63)	79%
			50,000	2.00	2.00	\$ 1,314.81	\$ 1,676.42	\$ -	\$ 1,676	\$ (361.62)	78%
			250	-	-	\$ 850.21	\$ 1,089.28	\$ -	\$ 1,089	\$ (239.08)	78%
			1,000	1.00	1.00	\$ 1,079.58	\$ 1,388.52	\$ -	\$ 1,389	\$ (308.93)	78%
50	F-1	Factory Industrial - Moderate Hazard - Upfit	2,500	3.00	3.00	\$ 1,198.19	\$ 1,528.75	\$ -	\$ 1,529	\$ (330.56)	78%
			5,000	3.00	3.00	\$ 1,310.80	\$ 1,664.04	\$ -	\$ 1,664	\$ (353.24)	79%
			12,500	3.00	3.00	\$ 1,637.68	\$ 2,086.25	\$ -	\$ 2,086	\$ (448.57)	78%

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Plan Check Full Cost Results (Unit)					
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit (Including MPE's)	Building Division Full Cost per Unit	Additional Cost per Unit (External)	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			1,000	-	-	\$ 595.30	\$ 757.16	\$ -	\$ 757	\$ (161.86)	79%
			4,000	-	-	\$ 739.81	\$ 943.00	\$ -	\$ 943	\$ (203.19)	78%
51	F-2	Factory Industrial - Low Hazard - Complete	10,000	-	-	\$ 845.95	\$ 1,072.26	\$ -	\$ 1,072	\$ (226.31)	79%
			20,000	-	-	\$ 941.62	\$ 1,189.52	\$ -	\$ 1,190	\$ (247.90)	79%
			50,000	-	-	\$ 1,157.25	\$ 1,464.68	\$ -	\$ 1,465	\$ (307.43)	79%
			1,000	-	-	\$ 475.40	\$ 607.14	\$ -	\$ 607	\$ (131.74)	78%
			4,000	-	-	\$ 595.95	\$ 762.93	\$ -	\$ 763	\$ (166.98)	78%
52	F-2	Factory Industrial - Low Hazard - Shell	10,000	-	-	\$ 670.58	\$ 852.91	\$ -	\$ 853	\$ (182.33)	79%
			20,000	-	-	\$ 739.64	\$ 936.99	\$ -	\$ 937	\$ (197.34)	79%
			50,000	-	-	\$ 915.01	\$ 1,161.71	\$ -	\$ 1,162	\$ (246.71)	79%
			250	-	-	\$ 510.60	\$ 659.49	\$ -	\$ 659	\$ (148.90)	77%
			1,000	-	-	\$ 651.74	\$ 845.42	\$ -	\$ 845	\$ (193.68)	77%
53	F-2	Factory Industrial - Low Hazard- Upfit	2,500	-	-	\$ 711.14	\$ 913.63	\$ -	\$ 914	\$ (202.49)	78%
			5,000	-	-	\$ 769.45	\$ 982.38	\$ -	\$ 982	\$ (212.93)	78%
			12,500	-	-	\$ 966.75	\$ 1,239.37	\$ -	\$ 1,239	\$ (272.62)	78%
			500	-	-	\$ 496.10	\$ 637.20	\$ -	\$ 637	\$ (141.09)	78%
			2,000	-	-	\$ 627.56	\$ 808.82	\$ -	\$ 809	\$ (181.26)	78%
54	H	Hazardous - Complete	5,000	-	-	\$ 695.41	\$ 888.96	\$ -	\$ 889	\$ (193.54)	78%
			10,000	-	-	\$ 759.80	\$ 966.25	\$ -	\$ 966	\$ (206.45)	79%
			25,000	-	-	\$ 947.17	\$ 1,208.40	\$ -	\$ 1,208	\$ (261.23)	78%
			500	-	-	\$ 496.10	\$ 637.20	\$ -	\$ 637	\$ (141.09)	78%
			2,000	-	-	\$ 627.56	\$ 808.82	\$ -	\$ 809	\$ (181.26)	78%
55	H	Hazardous- Shell	5,000	-	-	\$ 695.41	\$ 888.96	\$ -	\$ 889	\$ (193.54)	78%
			10,000	-	-	\$ 759.80	\$ 966.25	\$ -	\$ 966	\$ (206.45)	79%
			25,000	-	-	\$ 947.17	\$ 1,208.40	\$ -	\$ 1,208	\$ (261.23)	78%
			100	-	-	\$ 734.93	\$ 936.91	\$ -	\$ 937	\$ (201.97)	78%
			400	-	-	\$ 927.99	\$ 1,186.36	\$ -	\$ 1,186	\$ (258.37)	78%
56	H	Hazardous - Upfit	1,000	-	-	\$ 1,040.31	\$ 1,321.49	\$ -	\$ 1,321	\$ (281.18)	79%
			2,000	-	-	\$ 1,145.55	\$ 1,449.46	\$ -	\$ 1,449	\$ (303.91)	79%
			5,000	2.00	2.00	\$ 1,423.81	\$ 1,806.08	\$ -	\$ 1,806	\$ (382.26)	79%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
63	-	{Numbering gap is due to hidden unused rows.}	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Plan Check Full Cost Results (Unit)					
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit (Including MPE's)	Building Division Full Cost per Unit	Additional Cost per Unit (External)	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			500	-	-	\$ 585.18	\$ 731.69	\$ 10.00	\$ 742	\$ (156.51)	79%
			1,000	63.00	63.00	\$ 621.59	\$ 777.17	\$ 10.00	\$ 787	\$ (165.58)	79%
64	R-3	CUSTOM OR MODEL SINGLE FAMILY DWELLING	2,500	234.00	234.00	\$ 702.62	\$ 880.28	\$ 10.00	\$ 890	\$ (187.65)	79%
			5,000	16.00	16.00	\$ 787.58	\$ 986.39	\$ 10.00	\$ 996	\$ (208.82)	79%
			10,000	6.00	6.00	\$ 906.33	\$ 1,136.89	\$ 10.00	\$ 1,147	\$ (240.56)	79%
			500	13.00	13.00	\$ 167.79	\$ 208.11	\$ 10.00	\$ 218	\$ (50.32)	77%
			1,000	159.00	159.00	\$ 170.50	\$ 211.48	\$ 10.00	\$ 221	\$ (50.99)	77%
65	-	Single Family - REPEAT	2,500	811.00	811.00	\$ 189.51	\$ 236.60	\$ 10.00	\$ 247	\$ (57.09)	77%
			5,000	202.00	202.00	\$ 195.82	\$ 244.48	\$ 10.00	\$ 254	\$ (58.66)	77%
			10,000	-	-	\$ 219.49	\$ 275.60	\$ 10.00	\$ 286	\$ (66.11)	77%
			400	-	-	\$ 383.31	\$ 476.87	\$ 10.00	\$ 487	\$ (103.55)	79%
			800	-	-	\$ 405.13	\$ 504.12	\$ 10.00	\$ 514	\$ (108.99)	79%
66	-	Single Family Modulars	2,000	8.00	8.00	\$ 456.22	\$ 569.25	\$ 10.00	\$ 579	\$ (123.03)	79%
			4,000	4.00	4.00	\$ 507.13	\$ 632.84	\$ 10.00	\$ 643	\$ (135.71)	79%
			8,000	-	-	\$ 581.19	\$ 726.85	\$ 10.00	\$ 737	\$ (155.66)	79%
			300	-	-	\$ 353.76	\$ 441.05	\$ 10.00	\$ 451	\$ (97.30)	78%
			600	-	-	\$ 372.33	\$ 464.26	\$ 10.00	\$ 474	\$ (101.93)	79%
67	-	Single Family Manufactured Homes	1,500	13.00	13.00	\$ 419.32	\$ 524.51	\$ 10.00	\$ 535	\$ (115.18)	78%
			3,000	30.00	30.00	\$ 462.67	\$ 578.65	\$ 10.00	\$ 589	\$ (125.98)	79%
			6,000	-	-	\$ 529.72	\$ 664.17	\$ 10.00	\$ 674	\$ (144.46)	79%
			500	-	-	\$ 475.66	\$ 593.33	\$ 10.00	\$ 603	\$ (127.67)	79%
			1,000	-	-	\$ 504.24	\$ 629.03	\$ 10.00	\$ 639	\$ (134.79)	79%
68	-	Single Family Duplex	2,500	31.00	31.00	\$ 569.00	\$ 711.48	\$ 10.00	\$ 721	\$ (152.48)	79%
			5,000	-	-	\$ 635.67	\$ 794.76	\$ 10.00	\$ 805	\$ (169.09)	79%
			10,000	-	-	\$ 730.21	\$ 914.62	\$ 10.00	\$ 925	\$ (194.41)	79%
			300	-	-	\$ 475.66	\$ 593.33	\$ 10.00	\$ 603	\$ (127.67)	79%
			600	-	-	\$ 504.24	\$ 629.03	\$ 10.00	\$ 639	\$ (134.79)	79%
69	-	Single Family Townhomes	1,500	68.00	68.00	\$ 569.00	\$ 711.48	\$ 10.00	\$ 721	\$ (152.48)	79%
			3,000	12.00	12.00	\$ 635.67	\$ 794.76	\$ 10.00	\$ 805	\$ (169.09)	79%
			6,000	-	-	\$ 730.21	\$ 914.62	\$ 10.00	\$ 925	\$ (194.41)	79%
			500	-	-	\$ 66.70	\$ 87.32	\$ -	\$ 87	\$ (20.62)	76%
			1,000	-	-	\$ 70.41	\$ 91.96	\$ -	\$ 92	\$ (21.55)	77%
70	-	Single Family Remodel / Upfit (whole house)	2,500	-	-	\$ 77.02	\$ 100.21	\$ -	\$ 100	\$ (23.19)	77%
			5,000	-	-	\$ 85.68	\$ 111.04	\$ -	\$ 111	\$ (25.35)	77%
			10,000	-	-	\$ 95.90	\$ 123.80	\$ -	\$ 124	\$ (27.90)	77%
	-	END OF FEE LIST									

Note: All fees include MPE plan checks and inspections.

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Inspection Full Cost Results (Unit)					
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit (Including MPE's)	Building Division Full Cost per Unit	Additional Cost per Unit (External)	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
1	A-1,3	Assembly (Religious and Theatres) - Complete	500	-	-	\$ 502.71	\$ 731.49	\$ -	\$ 731	\$ (228.79)	69%
			2,000	-	-	\$ 629.66	\$ 922.33	\$ -	\$ 922	\$ (292.66)	68%
			5,000	21.00	21.00	\$ 784.05	\$ 1,147.88	\$ -	\$ 1,148	\$ (363.83)	68%
			10,000	3.00	3.00	\$ 968.09	\$ 1,427.11	\$ -	\$ 1,427	\$ (459.01)	68%
			25,000	3.00	3.00	\$ 1,165.27	\$ 1,717.60	\$ -	\$ 1,718	\$ (552.33)	68%
2	A-1,3	Assembly (Religious and Theatres) - Shell	500	-	-	\$ 386.30	\$ 543.16	\$ -	\$ 543	\$ (156.86)	71%
			2,000	-	-	\$ 472.90	\$ 668.15	\$ -	\$ 668	\$ (195.25)	71%
			5,000	-	-	\$ 577.96	\$ 816.93	\$ -	\$ 817	\$ (238.97)	71%
			10,000	-	-	\$ 703.74	\$ 999.45	\$ -	\$ 999	\$ (295.71)	70%
			25,000	-	-	\$ 836.60	\$ 1,190.04	\$ -	\$ 1,190	\$ (353.44)	70%
3	A-1,3	Assembly (Religious and Theatres) - Upfit	250	-	-	\$ 396.27	\$ 565.28	\$ -	\$ 565	\$ (169.00)	70%
			1,000	-	-	\$ 484.57	\$ 695.47	\$ -	\$ 695	\$ (210.89)	70%
			2,500	16.00	16.00	\$ 590.50	\$ 847.82	\$ -	\$ 848	\$ (257.32)	70%
			5,000	12.00	12.00	\$ 719.77	\$ 1,039.85	\$ -	\$ 1,040	\$ (320.08)	69%
			12,500	2.00	2.00	\$ 848.08	\$ 1,226.62	\$ -	\$ 1,227	\$ (378.54)	69%
4	A-4,5	Assembly: Spectator Seating (indoor) - Complete	1,000	-	-	\$ 545.05	\$ 746.28	\$ -	\$ 746	\$ (201.23)	73%
			4,000	4.00	4.00	\$ 682.02	\$ 935.94	\$ -	\$ 936	\$ (253.92)	73%
			10,000	-	-	\$ 845.50	\$ 1,159.93	\$ -	\$ 1,160	\$ (314.43)	73%
			20,000	-	-	\$ 1,046.76	\$ 1,439.21	\$ -	\$ 1,439	\$ (392.46)	73%
			50,000	-	-	\$ 1,240.74	\$ 1,709.35	\$ -	\$ 1,709	\$ (468.62)	73%
5	A-4,5	Assembly: Spectator Seating (indoor) - Upfit	750	-	-	\$ 441.83	\$ 624.27	\$ -	\$ 624	\$ (182.43)	71%
			3,000	-	-	\$ 545.79	\$ 774.96	\$ -	\$ 775	\$ (229.17)	70%
			7,500	-	-	\$ 670.78	\$ 952.44	\$ -	\$ 952	\$ (281.66)	70%
			15,000	2.00	2.00	\$ 822.74	\$ 1,174.04	\$ -	\$ 1,174	\$ (351.31)	70%
			37,500	-	-	\$ 975.47	\$ 1,393.76	\$ -	\$ 1,394	\$ (418.29)	70%
6	-	{unused}	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
7	A-2	Assembly (Restuarants and banquet halls)- Complete	500	-	-	\$ 1,202.07	\$ 1,731.28	\$ -	\$ 1,731	\$ (529.20)	69%
			2,000	-	-	\$ 1,544.22	\$ 2,233.78	\$ -	\$ 2,234	\$ (689.56)	69%
			5,000	9.00	9.00	\$ 1,943.39	\$ 2,804.95	\$ -	\$ 2,805	\$ (861.56)	69%
			10,000	-	-	\$ 2,454.24	\$ 3,560.56	\$ -	\$ 3,561	\$ (1,106.32)	69%
			25,000	3.00	3.00	\$ 2,882.75	\$ 4,183.28	\$ -	\$ 4,183	\$ (1,300.53)	69%
8	A-2	Assembly (Restuarants and banquet halls)- Shell	500	-	-	\$ 901.23	\$ 1,277.49	\$ -	\$ 1,277	\$ (376.26)	71%
			2,000	-	-	\$ 1,146.47	\$ 1,631.61	\$ -	\$ 1,632	\$ (485.14)	70%
			5,000	-	-	\$ 1,432.12	\$ 2,034.84	\$ -	\$ 2,035	\$ (602.72)	70%
			10,000	-	-	\$ 1,798.70	\$ 2,567.36	\$ -	\$ 2,567	\$ (768.66)	70%
			25,000	-	-	\$ 2,103.01	\$ 3,003.56	\$ -	\$ 3,004	\$ (900.55)	70%
9	A-2	Assembly (Restuarants and banquet halls)- Upfit	250	-	-	\$ 772.97	\$ 1,146.63	\$ -	\$ 1,147	\$ (373.65)	67%
			1,000	-	-	\$ 976.19	\$ 1,458.07	\$ -	\$ 1,458	\$ (481.87)	67%
			2,500	17.00	17.00	\$ 1,212.10	\$ 1,807.17	\$ -	\$ 1,807	\$ (595.07)	67%
			5,000	-	-	\$ 1,516.57	\$ 2,278.28	\$ -	\$ 2,278	\$ (761.71)	67%
			12,500	1.00	1.00	\$ 1,763.86	\$ 2,650.71	\$ -	\$ 2,651	\$ (886.85)	67%

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Inspection Full Cost Results (Unit)					
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit (Including MPE's)	Building Division Full Cost per Unit	Additional Cost per Unit (External)	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			250	-	-	\$ 865.83	\$ 1,214.48	\$ -	\$ 1,214	\$ (348.65)	71%
			1,000	3.00	3.00	\$ 1,098.60	\$ 1,546.32	\$ -	\$ 1,546	\$ (447.71)	71%
10	B	Small Restaurant (<50 occ.) - Complete	2,500	-	-	\$ 1,368.87	\$ 1,923.87	\$ -	\$ 1,924	\$ (554.99)	71%
			5,000	-	-	\$ 1,717.57	\$ 2,423.58	\$ -	\$ 2,424	\$ (706.01)	71%
			12,500	-	-	\$ 2,001.19	\$ 2,825.81	\$ -	\$ 2,826	\$ (824.61)	71%
			250	-	-	\$ 608.82	\$ 865.71	\$ -	\$ 866	\$ (256.89)	70%
			1,000	-	-	\$ 760.88	\$ 1,087.12	\$ -	\$ 1,087	\$ (326.24)	70%
11	B	Small Restaurant (<50 occ.) - Shell	2,500	-	-	\$ 938.08	\$ 1,338.94	\$ -	\$ 1,339	\$ (400.86)	70%
			5,000	-	-	\$ 1,165.28	\$ 1,671.94	\$ -	\$ 1,672	\$ (506.66)	70%
			12,500	-	-	\$ 1,354.54	\$ 1,945.08	\$ -	\$ 1,945	\$ (590.54)	70%
			250	-	-	\$ 561.67	\$ 792.03	\$ -	\$ 792	\$ (230.36)	71%
			1,000	-	-	\$ 699.21	\$ 990.27	\$ -	\$ 990	\$ (291.05)	71%
12	B	Small Restaurant (<50 occ.) - Upfit	2,500	11.00	11.00	\$ 859.91	\$ 1,216.84	\$ -	\$ 1,217	\$ (356.93)	71%
			5,000	-	-	\$ 1,065.08	\$ 1,514.27	\$ -	\$ 1,514	\$ (449.19)	70%
			12,500	-	-	\$ 1,238.74	\$ 1,762.85	\$ -	\$ 1,763	\$ (524.10)	70%
	B	Offices, Medical, Professional, etc. - Complete	500	-	-	\$ 1,037.64	\$ 1,505.17	\$ -	\$ 1,505	\$ (467.53)	69%
	B	(Commercial Occupancy Scaling Source)	2,000	1.00	1.00	\$ 1,329.84	\$ 1,938.41	\$ -	\$ 1,938	\$ (608.57)	69%
13	B	"	5,000	4.00	4.00	\$ 1,672.71	\$ 2,432.90	\$ -	\$ 2,433	\$ (760.20)	69%
	B	"	10,000	5.00	5.00	\$ 2,107.28	\$ 3,082.23	\$ -	\$ 3,082	\$ (974.95)	68%
	B	"	25,000	-	-	\$ 2,485.14	\$ 3,635.29	\$ -	\$ 3,635	\$ (1,150.15)	68%
			500	-	-	\$ 849.34	\$ 1,231.83	\$ -	\$ 1,232	\$ (382.49)	69%
			2,000	1.00	1.00	\$ 1,078.69	\$ 1,572.76	\$ -	\$ 1,573	\$ (494.07)	69%
14	B	Offices, Medical, Professional, etc. - Shell	5,000	5.00	5.00	\$ 1,346.30	\$ 1,959.38	\$ -	\$ 1,959	\$ (613.08)	69%
			10,000	2.00	2.00	\$ 1,688.69	\$ 2,472.37	\$ -	\$ 2,472	\$ (783.67)	68%
			25,000	1.00	1.00	\$ 1,976.21	\$ 2,894.29	\$ -	\$ 2,894	\$ (918.07)	68%
			150	14.00	14.00	\$ 685.88	\$ 1,005.02	\$ -	\$ 1,005	\$ (319.15)	68%
			600	11.00	11.00	\$ 862.23	\$ 1,271.66	\$ -	\$ 1,272	\$ (409.43)	68%
15	B	Offices, Medical, Professional, etc. - Upfit	1,500	16.00	16.00	\$ 1,067.53	\$ 1,572.24	\$ -	\$ 1,572	\$ (504.71)	68%
			3,000	20.00	20.00	\$ 1,331.24	\$ 1,974.51	\$ -	\$ 1,975	\$ (643.27)	67%
			7,500	14.00	14.00	\$ 1,549.36	\$ 2,299.14	\$ -	\$ 2,299	\$ (749.79)	67%
			100	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			400	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
16	-	{unused}	1,000	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			2,000	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Inspection Full Cost Results (Unit)					
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit (Including MPE's)	Building Division Full Cost per Unit	Additional Cost per Unit (External)	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			1,000	-	-	\$ 1,731.72	\$ 2,546.03	\$ -	\$ 2,546	\$ (814.31)	68%
			4,000	-	-	\$ 2,237.82	\$ 3,305.81	\$ -	\$ 3,306	\$ (1,067.99)	68%
17	E	Educational Building K-12 - Complete	10,000	-	-	\$ 2,824.23	\$ 4,159.30	\$ -	\$ 4,159	\$ (1,335.06)	68%
			20,000	-	-	\$ 3,583.44	\$ 5,308.62	\$ -	\$ 5,309	\$ (1,725.19)	68%
			50,000	2.00	2.00	\$ 4,192.75	\$ 6,210.86	\$ -	\$ 6,211	\$ (2,018.11)	68%
			1,000	-	-	\$ 1,165.06	\$ 1,719.63	\$ -	\$ 1,720	\$ (554.57)	68%
			4,000	-	-	\$ 1,492.53	\$ 2,215.22	\$ -	\$ 2,215	\$ (722.69)	67%
18	E	Educational Building K-12 - Shell	10,000	-	-	\$ 1,872.52	\$ 2,771.88	\$ -	\$ 2,772	\$ (899.37)	68%
			20,000	-	-	\$ 2,363.29	\$ 3,521.21	\$ -	\$ 3,521	\$ (1,157.92)	67%
			50,000	-	-	\$ 2,760.85	\$ 4,113.73	\$ -	\$ 4,114	\$ (1,352.88)	67%
			150	-	-	\$ 634.53	\$ 902.80	\$ -	\$ 903	\$ (268.28)	70%
			600	-	-	\$ 796.13	\$ 1,138.11	\$ -	\$ 1,138	\$ (341.98)	70%
19	E	Educational Building K-12 - Upfit	1,500	3.00	3.00	\$ 985.45	\$ 1,407.25	\$ -	\$ 1,407	\$ (421.81)	70%
			3,000	4.00	4.00	\$ 1,226.06	\$ 1,759.89	\$ -	\$ 1,760	\$ (533.83)	70%
			7,500	2.00	2.00	\$ 1,433.17	\$ 2,058.78	\$ -	\$ 2,059	\$ (625.61)	70%
			100	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			400	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
20	-	{unused}	1,000	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			2,000	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			500	-	-	\$ 1,552.29	\$ 2,282.10	\$ -	\$ 2,282	\$ (729.81)	68%
			2,000	-	-	\$ 2,000.88	\$ 2,956.11	\$ -	\$ 2,956	\$ (955.23)	68%
21	I-1, 2, 3	Medical/24 Hour Care - Complete	5,000	-	-	\$ 2,520.13	\$ 3,712.31	\$ -	\$ 3,712	\$ (1,192.18)	68%
			10,000	2.00	2.00	\$ 3,193.53	\$ 4,732.62	\$ -	\$ 4,733	\$ (1,539.09)	67%
			25,000	-	-	\$ 3,730.40	\$ 5,528.27	\$ -	\$ 5,528	\$ (1,797.88)	67%
			500	-	-	\$ 1,060.12	\$ 1,568.17	\$ -	\$ 1,568	\$ (508.06)	68%
			2,000	-	-	\$ 1,353.99	\$ 2,014.65	\$ -	\$ 2,015	\$ (660.66)	67%
22	I-1, 2, 3	Medical/24 Hour Care - Shell	5,000	-	-	\$ 1,694.75	\$ 2,515.39	\$ -	\$ 2,515	\$ (820.64)	67%
			10,000	-	-	\$ 2,135.36	\$ 3,190.90	\$ -	\$ 3,191	\$ (1,055.54)	67%
			25,000	1.00	1.00	\$ 2,490.73	\$ 3,722.34	\$ -	\$ 3,722	\$ (1,231.61)	67%
			100	-	-	\$ 772.74	\$ 1,132.69	\$ -	\$ 1,133	\$ (359.95)	68%
			400	-	-	\$ 975.82	\$ 1,439.24	\$ -	\$ 1,439	\$ (463.42)	68%
23	I-1, 2, 3	Medical/24Hour Care - Upfit	1,000	-	-	\$ 1,211.52	\$ 1,783.82	\$ -	\$ 1,784	\$ (572.30)	68%
			2,000	4.00	4.00	\$ 1,515.82	\$ 2,247.19	\$ -	\$ 2,247	\$ (731.36)	67%
			5,000	4.00	4.00	\$ 1,762.67	\$ 2,614.29	\$ -	\$ 2,614	\$ (851.62)	67%
			250	-	-	\$ 1,158.11	\$ 1,642.76	\$ -	\$ 1,643	\$ (484.65)	70%
			1,000	-	-	\$ 1,483.45	\$ 2,112.18	\$ -	\$ 2,112	\$ (628.73)	70%
24	I-4	Day Care Facility - Complete	2,500	-	-	\$ 1,861.00	\$ 2,644.63	\$ -	\$ 2,645	\$ (783.63)	70%
			5,000	-	-	\$ 2,348.52	\$ 3,352.29	\$ -	\$ 3,352	\$ (1,003.77)	70%
			12,500	-	-	\$ 2,743.78	\$ 3,918.44	\$ -	\$ 3,918	\$ (1,174.65)	70%
			100	-	-	\$ 734.13	\$ 1,031.54	\$ -	\$ 1,032	\$ (297.41)	71%
			400	-	-	\$ 923.69	\$ 1,302.72	\$ -	\$ 1,303	\$ (379.03)	71%
25	I-4	Day Care Facility - Upfit	1,000	-	-	\$ 1,142.76	\$ 1,609.44	\$ -	\$ 1,609	\$ (466.68)	71%
			2,000	3.00	3.00	\$ 1,427.63	\$ 2,019.23	\$ -	\$ 2,019	\$ (591.61)	71%
			5,000	-	-	\$ 1,652.35	\$ 2,338.72	\$ -	\$ 2,339	\$ (686.37)	71%

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Inspection Full Cost Results (Unit)					
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit (Including MPE's)	Building Division Full Cost per Unit	Additional Cost per Unit (External)	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
26	-	{unused}	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ 1,348.78	\$ 1,954.83	\$ -	\$ 1,955	\$ (606.04)	69%
			4,000	4.00	4.00	\$ 1,734.76	\$ 2,525.61	\$ -	\$ 2,526	\$ (790.86)	69%
27	M	Retail Sales - Complete	10,000	3.00	3.00	\$ 2,182.78	\$ 3,169.96	\$ -	\$ 3,170	\$ (987.18)	69%
			20,000	1.00	1.00	\$ 2,761.08	\$ 4,031.60	\$ -	\$ 4,032	\$ (1,270.52)	68%
			50,000	-	-	\$ 3,230.63	\$ 4,718.04	\$ -	\$ 4,718	\$ (1,487.41)	68%
			1,000	-	-	\$ 927.73	\$ 1,344.73	\$ -	\$ 1,345	\$ (417.00)	69%
			4,000	2.00	2.00	\$ 1,180.21	\$ 1,719.48	\$ -	\$ 1,719	\$ (539.27)	69%
28	M	Retail Sales - Shell	10,000	4.00	4.00	\$ 1,473.39	\$ 2,142.39	\$ -	\$ 2,142	\$ (669.00)	69%
			20,000	-	-	\$ 1,851.58	\$ 2,708.08	\$ -	\$ 2,708	\$ (856.51)	68%
			50,000	1.00	1.00	\$ 2,159.42	\$ 3,159.48	\$ -	\$ 3,159	\$ (1,000.06)	68%
			100	-	-	\$ 579.16	\$ 807.18	\$ -	\$ 807	\$ (228.02)	72%
			400	-	-	\$ 722.68	\$ 1,010.64	\$ -	\$ 1,011	\$ (287.97)	72%
29	M	Retail Sales - Upfit	1,000	-	-	\$ 890.62	\$ 1,244.43	\$ -	\$ 1,244	\$ (353.80)	72%
			2,000	18.00	18.00	\$ 1,104.47	\$ 1,549.02	\$ -	\$ 1,549	\$ (444.55)	71%
			5,000	16.00	16.00	\$ 1,287.28	\$ 1,807.34	\$ -	\$ 1,807	\$ (520.06)	71%
			200	-	-	\$ 983.78	\$ 1,415.57	\$ -	\$ 1,416	\$ (431.78)	69%
			800	-	-	\$ 1,252.52	\$ 1,810.70	\$ -	\$ 1,811	\$ (558.18)	69%
30	S-1	Repair Garage & Service St - Complete	2,000	-	-	\$ 1,563.46	\$ 2,255.72	\$ -	\$ 2,256	\$ (692.27)	69%
			4,000	2.00	2.00	\$ 1,967.00	\$ 2,853.31	\$ -	\$ 2,853	\$ (886.31)	69%
			10,000	-	-	\$ 2,287.77	\$ 3,320.08	\$ -	\$ 3,320	\$ (1,032.31)	69%
			200	-	-	\$ 679.69	\$ 984.15	\$ -	\$ 984	\$ (304.46)	69%
			800	-	-	\$ 855.20	\$ 1,245.37	\$ -	\$ 1,245	\$ (390.18)	69%
31	S-1	Repair Garage & Service St - Shell	2,000	-	-	\$ 1,060.32	\$ 1,542.04	\$ -	\$ 1,542	\$ (481.72)	69%
			4,000	-	-	\$ 1,322.04	\$ 1,934.70	\$ -	\$ 1,935	\$ (612.66)	68%
			10,000	-	-	\$ 1,544.09	\$ 2,260.83	\$ -	\$ 2,261	\$ (716.74)	68%
			100	-	-	\$ 563.24	\$ 786.33	\$ -	\$ 786	\$ (223.09)	72%
			400	-	-	\$ 700.88	\$ 981.96	\$ -	\$ 982	\$ (281.09)	71%
32	S-1	Repair Garage & Service St - Upfit	1,000	-	-	\$ 861.38	\$ 1,205.76	\$ -	\$ 1,206	\$ (344.38)	71%
			2,000	3.00	3.00	\$ 1,066.95	\$ 1,499.41	\$ -	\$ 1,499	\$ (432.46)	71%
			5,000	-	-	\$ 1,238.89	\$ 1,742.78	\$ -	\$ 1,743	\$ (503.89)	71%

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Inspection Full Cost Results (Unit)					
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit (Including MPE's)	Building Division Full Cost per Unit	Additional Cost per Unit (External)	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			5,000	2.00	2.00	\$ 1,938.46	\$ 2,742.71	\$ -	\$ 2,743	\$ (804.26)	71%
			20,000	1.00	1.00	\$ 2,510.46	\$ 3,563.79	\$ -	\$ 3,564	\$ (1,053.33)	70%
33	S-1	Storage (Moderate Hazard) - Complete	50,000	2.00	2.00	\$ 3,173.59	\$ 4,495.07	\$ -	\$ 4,495	\$ (1,321.48)	71%
			100,000	-	-	\$ 4,031.36	\$ 5,733.38	\$ -	\$ 5,733	\$ (1,702.02)	70%
			250,000	-	-	\$ 4,722.14	\$ 6,718.52	\$ -	\$ 6,719	\$ (1,996.37)	70%
			5,000	2.00	2.00	\$ 1,334.03	\$ 1,881.25	\$ -	\$ 1,881	\$ (547.21)	71%
			20,000	4.00	4.00	\$ 1,714.81	\$ 2,426.43	\$ -	\$ 2,426	\$ (711.62)	71%
34	S-1	Storage (Moderate Hazard) - Shell	50,000	6.00	6.00	\$ 2,156.43	\$ 3,045.39	\$ -	\$ 3,045	\$ (888.96)	71%
			100,000	3.00	3.00	\$ 2,727.28	\$ 3,867.25	\$ -	\$ 3,867	\$ (1,139.97)	71%
			250,000	3.00	3.00	\$ 3,188.21	\$ 4,523.21	\$ -	\$ 4,523	\$ (1,335.00)	70%
			250	-	-	\$ 801.30	\$ 1,166.28	\$ -	\$ 1,166	\$ (364.98)	69%
			1,000	1.00	1.00	\$ 1,014.22	\$ 1,484.55	\$ -	\$ 1,485	\$ (470.33)	68%
35	S-1	Storage (Moderate Hazard)- Upfit	2,500	3.00	3.00	\$ 1,261.91	\$ 1,843.89	\$ -	\$ 1,844	\$ (581.98)	68%
			5,000	6.00	6.00	\$ 1,580.46	\$ 2,323.95	\$ -	\$ 2,324	\$ (743.50)	68%
			12,500	29.00	29.00	\$ 1,842.73	\$ 2,710.71	\$ -	\$ 2,711	\$ (867.98)	68%
			1,000	-	-	\$ 1,341.05	\$ 1,891.33	\$ -	\$ 1,891	\$ (550.28)	71%
			4,000	-	-	\$ 1,725.96	\$ 2,442.44	\$ -	\$ 2,442	\$ (716.48)	71%
36	S-2	Parking Garage or Low Hazard Storage - Complete	10,000	-	-	\$ 2,173.77	\$ 3,070.30	\$ -	\$ 3,070	\$ (896.53)	71%
			20,000	-	-	\$ 2,749.58	\$ 3,899.28	\$ -	\$ 3,899	\$ (1,149.70)	71%
			50,000	1.00	1.00	\$ 3,224.06	\$ 4,574.70	\$ -	\$ 4,575	\$ (1,350.64)	70%
			1,000	-	-	\$ 999.42	\$ 1,430.02	\$ -	\$ 1,430	\$ (430.60)	70%
			4,000	-	-	\$ 1,275.27	\$ 1,832.65	\$ -	\$ 1,833	\$ (557.38)	70%
37	S-2	Parking Garage or Low Hazard Storage - Shell	10,000	-	-	\$ 1,596.03	\$ 2,289.25	\$ -	\$ 2,289	\$ (693.22)	70%
			20,000	-	-	\$ 2,008.84	\$ 2,895.83	\$ -	\$ 2,896	\$ (886.99)	69%
			50,000	-	-	\$ 2,347.87	\$ 3,386.09	\$ -	\$ 3,386	\$ (1,038.22)	69%
			250	-	-	\$ 776.48	\$ 1,134.66	\$ -	\$ 1,135	\$ (358.18)	68%
			1,000	-	-	\$ 981.77	\$ 1,443.21	\$ -	\$ 1,443	\$ (461.44)	68%
38	S-2	Parking Garage or Low Hazard Storage - Upfit	2,500	3.00	3.00	\$ 1,220.77	\$ 1,791.48	\$ -	\$ 1,791	\$ (570.71)	68%
			5,000	2.00	2.00	\$ 1,527.72	\$ 2,256.77	\$ -	\$ 2,257	\$ (729.05)	68%
			12,500	1.00	1.00	\$ 1,781.79	\$ 2,633.07	\$ -	\$ 2,633	\$ (851.28)	68%
			1,500	-	-	\$ 2,563.16	\$ 3,802.31	\$ -	\$ 3,802	\$ (1,239.16)	67%
			6,000	-	-	\$ 3,330.66	\$ 4,963.86	\$ -	\$ 4,964	\$ (1,633.20)	67%
39	R-1	Hotel, Motel - Complete	15,000	-	-	\$ 4,218.67	\$ 6,264.56	\$ -	\$ 6,265	\$ (2,045.90)	67%
			30,000	1.00	1.00	\$ 5,371.15	\$ 8,024.14	\$ -	\$ 8,024	\$ (2,652.99)	67%
			75,000	-	-	\$ 6,287.27	\$ 9,390.32	\$ -	\$ 9,390	\$ (3,103.04)	67%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
40	-	{unused}	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			250	-	-	\$ 797.79	\$ 1,164.64	\$ -	\$ 1,165	\$ (366.85)	69%
			1,000	-	-	\$ 1,008.65	\$ 1,481.12	\$ -	\$ 1,481	\$ (472.47)	68%
41	R-1	Hotel, Motel - Upfit	2,500	1.00	1.00	\$ 1,253.24	\$ 1,837.06	\$ -	\$ 1,837	\$ (583.82)	68%
			5,000	4.00	4.00	\$ 1,569.31	\$ 2,315.44	\$ -	\$ 2,315	\$ (746.14)	68%
			12,500	2.00	2.00	\$ 1,824.81	\$ 2,693.65	\$ -	\$ 2,694	\$ (868.83)	68%

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Inspection Full Cost Results (Unit)					
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit (Including MPE's)	Building Division Full Cost per Unit	Additional Cost per Unit (External)	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			1,500	2.00	2.00	\$ 1,815.78	\$ 3,427.17	\$ -	\$ 3,427	\$ (1,611.39)	53%
			6,000	-	-	\$ 2,348.08	\$ 4,468.45	\$ -	\$ 4,468	\$ (2,120.37)	53%
42	R-2	Multi- Family -Complete	15,000	1.00	1.00	\$ 2,964.53	\$ 5,650.01	\$ -	\$ 5,650	\$ (2,685.48)	52%
			30,000	33.00	33.00	\$ 3,763.30	\$ 7,219.93	\$ -	\$ 7,220	\$ (3,456.63)	52%
			75,000	1.00	1.00	\$ 4,402.29	\$ 8,472.72	\$ -	\$ 8,473	\$ (4,070.44)	52%
			1,500	-	-	\$ 1,200.16	\$ 2,286.41	\$ -	\$ 2,286	\$ (1,086.25)	52%
			6,000	-	-	\$ 1,539.09	\$ 2,957.33	\$ -	\$ 2,957	\$ (1,418.24)	52%
43	R-2	Multi-Family- Shell	15,000	-	-	\$ 1,932.60	\$ 3,714.15	\$ -	\$ 3,714	\$ (1,781.55)	52%
			30,000	-	-	\$ 2,440.33	\$ 4,729.13	\$ -	\$ 4,729	\$ (2,288.80)	52%
			75,000	-	-	\$ 2,853.25	\$ 5,514.50	\$ -	\$ 5,515	\$ (2,661.26)	52%
			200	-	-	\$ 648.74	\$ 958.13	\$ -	\$ 958	\$ (309.39)	68%
			800	-	-	\$ 814.39	\$ 1,211.39	\$ -	\$ 1,211	\$ (396.99)	67%
44	R-2	Multi-Family- Upfit	2,000	11.00	11.00	\$ 1,008.06	\$ 1,497.51	\$ -	\$ 1,498	\$ (489.45)	67%
			4,000	-	-	\$ 1,255.04	\$ 1,878.76	\$ -	\$ 1,879	\$ (623.72)	67%
			10,000	-	-	\$ 1,464.98	\$ 2,193.79	\$ -	\$ 2,194	\$ (728.81)	67%
			250	-	-	\$ 1,144.53	\$ 1,625.28	\$ -	\$ 1,625	\$ (480.74)	70%
			1,000	-	-	\$ 1,465.36	\$ 2,088.84	\$ -	\$ 2,089	\$ (623.48)	70%
45	R-3,4	Congregate Care <16 occ; Adult/Child Care <8 occ- Co	2,500	3.00	3.00	\$ 1,837.54	\$ 2,614.27	\$ -	\$ 2,614	\$ (776.74)	70%
			5,000	-	-	\$ 2,318.43	\$ 3,313.36	\$ -	\$ 3,313	\$ (994.93)	70%
			12,500	-	-	\$ 2,707.33	\$ 3,871.03	\$ -	\$ 3,871	\$ (1,163.70)	70%
			250	-	-	\$ 791.35	\$ 1,136.67	\$ -	\$ 1,137	\$ (345.32)	70%
			1,000	-	-	\$ 1,001.33	\$ 1,445.39	\$ -	\$ 1,445	\$ (444.05)	69%
46	R-3,4	Congregate Care <16 occ; Adult/Child Care <8 occ- Upf	2,500	3.00	3.00	\$ 1,245.79	\$ 1,795.39	\$ -	\$ 1,795	\$ (549.61)	69%
			5,000	-	-	\$ 1,559.79	\$ 2,260.34	\$ -	\$ 2,260	\$ (700.55)	69%
			12,500	-	-	\$ 1,819.53	\$ 2,638.14	\$ -	\$ 2,638	\$ (818.62)	69%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
47	-	{unused}	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ 1,497.69	\$ 2,158.13	\$ -	\$ 2,158	\$ (660.44)	69%
			4,000	-	-	\$ 1,929.48	\$ 2,791.98	\$ -	\$ 2,792	\$ (862.50)	69%
48	F-1	Factory Industrial - Moderate Hazard - Complete	10,000	-	-	\$ 2,429.62	\$ 3,506.94	\$ -	\$ 3,507	\$ (1,077.32)	69%
			20,000	2.00	2.00	\$ 3,077.51	\$ 4,464.73	\$ -	\$ 4,465	\$ (1,387.23)	69%
			50,000	1.00	1.00	\$ 3,596.31	\$ 5,218.61	\$ -	\$ 5,219	\$ (1,622.30)	69%
			1,000	-	-	\$ 1,113.72	\$ 1,667.07	\$ -	\$ 1,667	\$ (553.35)	67%
			4,000	-	-	\$ 1,424.09	\$ 2,145.11	\$ -	\$ 2,145	\$ (721.03)	66%
49	F-1	Factory Industrial - Moderate Hazard - Shell	10,000	-	-	\$ 1,783.61	\$ 2,679.26	\$ -	\$ 2,679	\$ (895.65)	67%
			20,000	3.00	3.00	\$ 2,249.27	\$ 3,403.56	\$ -	\$ 3,404	\$ (1,154.29)	66%
			50,000	2.00	2.00	\$ 2,622.37	\$ 3,968.15	\$ -	\$ 3,968	\$ (1,345.78)	66%
			250	-	-	\$ 797.56	\$ 1,160.90	\$ -	\$ 1,161	\$ (363.35)	69%
			1,000	1.00	1.00	\$ 1,008.28	\$ 1,476.01	\$ -	\$ 1,476	\$ (467.74)	68%
50	F-1	Factory Industrial - Moderate Hazard - Upfit	2,500	3.00	3.00	\$ 1,252.66	\$ 1,830.60	\$ -	\$ 1,831	\$ (577.94)	68%
			5,000	3.00	3.00	\$ 1,568.56	\$ 2,306.87	\$ -	\$ 2,307	\$ (738.31)	68%
			12,500	3.00	3.00	\$ 1,823.62	\$ 2,683.25	\$ -	\$ 2,683	\$ (859.64)	68%

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Inspection Full Cost Results (Unit)					
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit (Including MPE's)	Building Division Full Cost per Unit	Additional Cost per Unit (External)	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			1,000	-	-	\$ 1,497.69	\$ 2,158.13	\$ -	\$ 2,158	\$ (660.44)	69%
			4,000	-	-	\$ 1,929.48	\$ 2,791.98	\$ -	\$ 2,792	\$ (862.50)	69%
51	F-2	Factory Industrial - Low Hazard - Complete	10,000	-	-	\$ 2,429.62	\$ 3,506.94	\$ -	\$ 3,507	\$ (1,077.32)	69%
			20,000	-	-	\$ 3,077.51	\$ 4,464.73	\$ -	\$ 4,465	\$ (1,387.23)	69%
			50,000	-	-	\$ 3,596.31	\$ 5,218.61	\$ -	\$ 5,219	\$ (1,622.30)	69%
			1,000	-	-	\$ 1,113.72	\$ 1,667.07	\$ -	\$ 1,667	\$ (553.35)	67%
			4,000	-	-	\$ 1,424.09	\$ 2,145.11	\$ -	\$ 2,145	\$ (721.03)	66%
52	F-2	Factory Industrial - Low Hazard - Shell	10,000	-	-	\$ 1,783.61	\$ 2,679.26	\$ -	\$ 2,679	\$ (895.65)	67%
			20,000	-	-	\$ 2,249.27	\$ 3,403.56	\$ -	\$ 3,404	\$ (1,154.29)	66%
			50,000	-	-	\$ 2,622.37	\$ 3,968.15	\$ -	\$ 3,968	\$ (1,345.78)	66%
			250	-	-	\$ 611.42	\$ 859.16	\$ -	\$ 859	\$ (247.74)	71%
			1,000	-	-	\$ 764.87	\$ 1,079.03	\$ -	\$ 1,079	\$ (314.16)	71%
53	F-2	Factory Industrial - Low Hazard- Upfit	2,500	-	-	\$ 944.11	\$ 1,330.57	\$ -	\$ 1,331	\$ (386.47)	71%
			5,000	-	-	\$ 1,173.03	\$ 1,660.38	\$ -	\$ 1,660	\$ (487.35)	71%
			12,500	-	-	\$ 1,366.51	\$ 1,936.05	\$ -	\$ 1,936	\$ (569.53)	71%
			500	-	-	\$ 1,533.89	\$ 2,224.08	\$ -	\$ 2,224	\$ (690.19)	69%
			2,000	-	-	\$ 1,975.83	\$ 2,877.56	\$ -	\$ 2,878	\$ (901.73)	69%
54	H	Hazardous - Complete	5,000	-	-	\$ 2,486.78	\$ 3,612.12	\$ -	\$ 3,612	\$ (1,125.34)	69%
			10,000	-	-	\$ 3,150.74	\$ 4,601.24	\$ -	\$ 4,601	\$ (1,450.51)	68%
			25,000	-	-	\$ 3,675.91	\$ 5,369.17	\$ -	\$ 5,369	\$ (1,693.26)	68%
			500	-	-	\$ 995.59	\$ 1,414.56	\$ -	\$ 1,415	\$ (418.97)	70%
			2,000	-	-	\$ 1,269.60	\$ 1,811.11	\$ -	\$ 1,811	\$ (541.50)	70%
55	H	Hazardous- Shell	5,000	-	-	\$ 1,587.78	\$ 2,260.92	\$ -	\$ 2,261	\$ (673.13)	70%
			10,000	-	-	\$ 1,998.24	\$ 2,858.60	\$ -	\$ 2,859	\$ (860.37)	70%
			25,000	-	-	\$ 2,332.26	\$ 3,338.23	\$ -	\$ 3,338	\$ (1,005.97)	70%
			100	-	-	\$ 757.85	\$ 1,079.71	\$ -	\$ 1,080	\$ (321.86)	70%
			400	-	-	\$ 956.35	\$ 1,368.70	\$ -	\$ 1,369	\$ (412.35)	70%
56	H	Hazardous - Upfit	1,000	-	-	\$ 1,186.83	\$ 1,696.08	\$ -	\$ 1,696	\$ (509.25)	70%
			2,000	-	-	\$ 1,484.18	\$ 2,131.83	\$ -	\$ 2,132	\$ (647.64)	70%
			5,000	2.00	2.00	\$ 1,726.10	\$ 2,480.92	\$ -	\$ 2,481	\$ (754.82)	70%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
63	-	{Numbering gap is due to hidden unused rows.}	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Inspection Full Cost Results (Unit)					
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit (Including MPE's)	Building Division Full Cost per Unit	Additional Cost per Unit (External)	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			500	-	-	\$ 833.36	\$ 1,073.40	\$ -	\$ 1,073	\$ (240.04)	78%
			1,000	63.00	63.00	\$ 972.08	\$ 1,253.41	\$ -	\$ 1,253	\$ (281.33)	78%
64	R-3	CUSTOM OR MODEL SINGLE FAMILY DWELLING	2,500	234.00	234.00	\$ 1,287.30	\$ 1,658.75	\$ -	\$ 1,659	\$ (371.44)	78%
			5,000	16.00	16.00	\$ 1,513.62	\$ 1,948.94	\$ -	\$ 1,949	\$ (435.32)	78%
			10,000	6.00	6.00	\$ 1,746.90	\$ 2,246.59	\$ -	\$ 2,247	\$ (499.70)	78%
			500	13.00	13.00	\$ 772.69	\$ 994.93	\$ -	\$ 995	\$ (222.25)	78%
			1,000	159.00	159.00	\$ 901.06	\$ 1,161.44	\$ -	\$ 1,161	\$ (260.37)	78%
65	-	Single Family - REPEAT	2,500	811.00	811.00	\$ 1,193.46	\$ 1,537.32	\$ -	\$ 1,537	\$ (343.86)	78%
			5,000	202.00	202.00	\$ 1,403.54	\$ 1,806.64	\$ -	\$ 1,807	\$ (403.10)	78%
			10,000	-	-	\$ 1,620.35	\$ 2,083.26	\$ -	\$ 2,083	\$ (462.92)	78%
			400	-	-	\$ 585.80	\$ 754.80	\$ -	\$ 755	\$ (168.99)	78%
			800	-	-	\$ 683.51	\$ 881.65	\$ -	\$ 882	\$ (198.14)	78%
66	-	Single Family Modulares	2,000	8.00	8.00	\$ 904.99	\$ 1,166.53	\$ -	\$ 1,167	\$ (261.54)	78%
			4,000	4.00	4.00	\$ 1,063.88	\$ 1,370.31	\$ -	\$ 1,370	\$ (306.43)	78%
			8,000	-	-	\$ 1,227.44	\$ 1,579.02	\$ -	\$ 1,579	\$ (351.58)	78%
			300	-	-	\$ 471.68	\$ 608.24	\$ -	\$ 608	\$ (136.55)	78%
			600	-	-	\$ 550.73	\$ 710.99	\$ -	\$ 711	\$ (160.26)	77%
67	-	Single Family Manufactured Homes	1,500	13.00	13.00	\$ 728.87	\$ 940.28	\$ -	\$ 940	\$ (211.41)	78%
			3,000	30.00	30.00	\$ 856.44	\$ 1,103.98	\$ -	\$ 1,104	\$ (247.54)	78%
			6,000	-	-	\$ 987.35	\$ 1,271.05	\$ -	\$ 1,271	\$ (283.69)	78%
			500	-	-	\$ 617.54	\$ 795.52	\$ -	\$ 796	\$ (177.98)	78%
			1,000	-	-	\$ 720.41	\$ 929.04	\$ -	\$ 929	\$ (208.63)	78%
68	-	Single Family Duplex	2,500	31.00	31.00	\$ 953.96	\$ 1,229.39	\$ -	\$ 1,229	\$ (275.43)	78%
			5,000	-	-	\$ 1,121.58	\$ 1,444.34	\$ -	\$ 1,444	\$ (322.76)	78%
			10,000	-	-	\$ 1,294.28	\$ 1,664.69	\$ -	\$ 1,665	\$ (370.42)	78%
			300	-	-	\$ 560.81	\$ 722.37	\$ -	\$ 722	\$ (161.56)	78%
			600	-	-	\$ 654.18	\$ 843.54	\$ -	\$ 844	\$ (189.36)	78%
69	-	Single Family Townhomes	1,500	68.00	68.00	\$ 866.30	\$ 1,116.30	\$ -	\$ 1,116	\$ (250.00)	78%
			3,000	12.00	12.00	\$ 1,018.58	\$ 1,311.57	\$ -	\$ 1,312	\$ (292.99)	78%
			6,000	-	-	\$ 1,175.52	\$ 1,511.82	\$ -	\$ 1,512	\$ (336.30)	78%
			500	-	-	\$ 580.28	\$ 749.81	\$ -	\$ 750	\$ (169.53)	77%
			1,000	-	-	\$ 678.70	\$ 878.15	\$ -	\$ 878	\$ (199.45)	77%
70	-	Single Family Remodel / Upfit (whole house)	2,500	-	-	\$ 897.25	\$ 1,159.96	\$ -	\$ 1,160	\$ (262.71)	77%
			5,000	-	-	\$ 1,053.04	\$ 1,360.11	\$ -	\$ 1,360	\$ (307.08)	77%
			10,000	-	-	\$ 1,211.60	\$ 1,562.54	\$ -	\$ 1,563	\$ (350.94)	78%
-	-	END OF FEE LIST									

Note: All fees include MPE plan checks and inspections.

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Total Full Cost Results (Unit)			
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
1	A-1,3	Assembly (Religious and Theatres) - Complete	500	-	-	\$ 1,070.30	\$ 1,454	\$ (383.58)	74%
			2,000	-	-	\$ 1,336.06	\$ 1,823	\$ (487.28)	73%
			5,000	21.00	21.00	\$ 1,589.62	\$ 2,170	\$ (579.88)	73%
			10,000	3.00	3.00	\$ 1,863.41	\$ 2,559	\$ (695.22)	73%
			25,000	3.00	3.00	\$ 2,266.78	\$ 3,112	\$ (845.62)	73%
2	A-1,3	Assembly (Religious and Theatres) - Shell	500	-	-	\$ 846.51	\$ 1,131	\$ (284.82)	75%
			2,000	-	-	\$ 1,050.68	\$ 1,408	\$ (357.70)	75%
			5,000	-	-	\$ 1,226.29	\$ 1,642	\$ (415.76)	75%
			10,000	-	-	\$ 1,417.70	\$ 1,904	\$ (486.65)	74%
			25,000	-	-	\$ 1,720.86	\$ 2,313	\$ (592.48)	74%
3	A-1,3	Assembly (Religious and Theatres) - Upfit	250	-	-	\$ 780.36	\$ 1,059	\$ (278.23)	74%
			1,000	-	-	\$ 971.66	\$ 1,323	\$ (351.12)	73%
			2,500	16.00	16.00	\$ 1,126.98	\$ 1,534	\$ (406.53)	73%
			5,000	12.00	12.00	\$ 1,304.11	\$ 1,783	\$ (478.97)	73%
			12,500	2.00	2.00	\$ 1,577.64	\$ 2,157	\$ (579.42)	73%
4	A-4,5	Assembly: Spectator Seating (indoor) - Complete	1,000	-	-	\$ 1,267.56	\$ 1,662	\$ (394.54)	76%
			4,000	4.00	4.00	\$ 1,573.64	\$ 2,068	\$ (494.57)	76%
			10,000	-	-	\$ 1,878.14	\$ 2,465	\$ (586.96)	76%
			20,000	-	-	\$ 2,204.40	\$ 2,898	\$ (693.94)	76%
			50,000	-	-	\$ 2,656.11	\$ 3,496	\$ (839.99)	76%
5	A-4,5	Assembly: Spectator Seating (indoor) - Upfit	750	-	-	\$ 954.31	\$ 1,278	\$ (323.65)	75%
			3,000	-	-	\$ 1,186.49	\$ 1,594	\$ (407.67)	74%
			7,500	-	-	\$ 1,395.37	\$ 1,873	\$ (477.73)	74%
			15,000	2.00	2.00	\$ 1,624.25	\$ 2,189	\$ (564.30)	74%
			37,500	-	-	\$ 1,964.99	\$ 2,649	\$ (683.94)	74%
6	-	{unused}	-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
7	A-2	Assembly (Restuarants and banquet halls)- Complete	500	-	-	\$ 1,810.49	\$ 2,505	\$ (694.33)	72%
			2,000	-	-	\$ 2,299.72	\$ 3,196	\$ (896.66)	72%
			5,000	9.00	9.00	\$ 2,808.56	\$ 3,901	\$ (1,092.65)	72%
			10,000	-	-	\$ 3,418.05	\$ 4,778	\$ (1,359.75)	72%
			25,000	3.00	3.00	\$ 4,066.56	\$ 5,681	\$ (1,614.58)	72%
8	A-2	Assembly (Restuarants and banquet halls)- Shell	500	-	-	\$ 1,388.36	\$ 1,899	\$ (510.93)	73%
			2,000	-	-	\$ 1,756.46	\$ 2,412	\$ (655.62)	73%
			5,000	-	-	\$ 2,119.89	\$ 2,909	\$ (789.33)	73%
			10,000	-	-	\$ 2,558.19	\$ 3,529	\$ (970.95)	72%
			25,000	-	-	\$ 3,041.78	\$ 4,195	\$ (1,153.17)	73%
9	A-2	Assembly (Restuarants and banquet halls)- Upfit	250	-	-	\$ 1,277.85	\$ 1,791	\$ (512.98)	71%
			1,000	-	-	\$ 1,607.81	\$ 2,266	\$ (658.11)	71%
			2,500	17.00	17.00	\$ 1,925.56	\$ 2,714	\$ (788.37)	71%
			5,000	-	-	\$ 2,305.24	\$ 3,277	\$ (971.50)	70%
			12,500	1.00	1.00	\$ 2,738.01	\$ 3,887	\$ (1,148.66)	70%

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Total Full Cost Results (Unit)			
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			250	-	-	\$ 1,254.25	\$ 1,713	\$ (458.72)	73%
			1,000	3.00	3.00	\$ 1,590.49	\$ 2,179	\$ (588.77)	73%
10	B	Small Restaurant (<50 occ.) - Complete	2,500	-	-	\$ 1,912.03	\$ 2,618	\$ (705.58)	73%
			5,000	-	-	\$ 2,310.10	\$ 3,177	\$ (866.70)	73%
			12,500	-	-	\$ 2,740.10	\$ 3,768	\$ (1,027.44)	73%
			250	-	-	\$ 913.53	\$ 1,260	\$ (346.34)	73%
			1,000	-	-	\$ 1,152.98	\$ 1,596	\$ (442.80)	72%
11	B	Small Restaurant (<50 occ.) - Shell	2,500	-	-	\$ 1,358.26	\$ 1,879	\$ (521.09)	72%
			5,000	-	-	\$ 1,615.35	\$ 2,247	\$ (632.09)	72%
			12,500	-	-	\$ 1,923.37	\$ 2,675	\$ (751.37)	72%
			250	-	-	\$ 883.14	\$ 1,207	\$ (323.76)	73%
			1,000	-	-	\$ 1,110.99	\$ 1,523	\$ (412.15)	73%
12	B	Small Restaurant (<50 occ.) - Upfit	2,500	11.00	11.00	\$ 1,304.97	\$ 1,788	\$ (483.07)	73%
			5,000	-	-	\$ 1,544.35	\$ 2,126	\$ (581.66)	73%
			12,500	-	-	\$ 1,842.07	\$ 2,535	\$ (693.16)	73%
	B	Offices, Medical, Professional, etc. - Complete	500	-	-	\$ 1,553.90	\$ 2,166	\$ (611.70)	72%
	B	(Commercial Occupancy Scaling Source)	2,000	1.00	1.00	\$ 1,982.81	\$ 2,776	\$ (793.24)	71%
13	B	"	5,000	4.00	4.00	\$ 2,399.05	\$ 3,358	\$ (959.13)	71%
	B	"	10,000	5.00	5.00	\$ 2,903.27	\$ 4,092	\$ (1,188.52)	71%
	B	"	25,000	-	-	\$ 3,476.30	\$ 4,896	\$ (1,419.37)	71%
			500	-	-	\$ 1,354.42	\$ 1,887	\$ (532.77)	72%
			2,000	1.00	1.00	\$ 1,753.16	\$ 2,451	\$ (697.94)	72%
14	B	Offices, Medical, Professional, etc. - Shell	5,000	5.00	5.00	\$ 2,039.30	\$ 2,854	\$ (814.45)	71%
			10,000	2.00	2.00	\$ 2,412.32	\$ 3,400	\$ (987.90)	71%
			25,000	1.00	1.00	\$ 2,917.88	\$ 4,107	\$ (1,189.00)	71%
			150	14.00	14.00	\$ 981.61	\$ 1,388	\$ (406.37)	71%
			600	11.00	11.00	\$ 1,243.60	\$ 1,767	\$ (523.32)	70%
15	B	Offices, Medical, Professional, etc. - Upfit	1,500	16.00	16.00	\$ 1,474.56	\$ 2,096	\$ (621.66)	70%
			3,000	20.00	20.00	\$ 1,766.13	\$ 2,531	\$ (764.92)	70%
			7,500	14.00	14.00	\$ 2,100.01	\$ 3,006	\$ (906.09)	70%
			100	-	-	\$ -	\$ -	\$ -	0%
			400	-	-	\$ -	\$ -	\$ -	0%
16	-	{unused}	1,000	-	-	\$ -	\$ -	\$ -	0%
			2,000	-	-	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Total Full Cost Results (Unit)			
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			1,000	-	-	\$ 2,872.52	\$ 3,996	\$ (1,122.99)	72%
			4,000	-	-	\$ 3,660.55	\$ 5,119	\$ (1,458.15)	72%
17	E	Educational Building K-12 - Complete	10,000	-	-	\$ 4,451.87	\$ 6,221	\$ (1,769.27)	72%
			20,000	-	-	\$ 5,395.70	\$ 7,596	\$ (2,200.65)	71%
			50,000	2.00	2.00	\$ 6,425.37	\$ 9,036	\$ (2,610.56)	71%
			1,000	-	-	\$ 1,934.15	\$ 2,698	\$ (764.29)	72%
			4,000	-	-	\$ 2,452.18	\$ 3,440	\$ (987.67)	71%
18	E	Educational Building K-12 - Shell	10,000	-	-	\$ 2,965.94	\$ 4,159	\$ (1,192.82)	71%
			20,000	-	-	\$ 3,577.88	\$ 5,056	\$ (1,478.28)	71%
			50,000	-	-	\$ 4,258.01	\$ 6,010	\$ (1,752.14)	71%
			150	-	-	\$ 1,095.82	\$ 1,498	\$ (402.18)	73%
			600	-	-	\$ 1,384.45	\$ 1,900	\$ (515.72)	73%
19	E	Educational Building K-12 - Upfit	1,500	3.00	3.00	\$ 1,627.92	\$ 2,232	\$ (603.93)	73%
			3,000	4.00	4.00	\$ 1,921.74	\$ 2,647	\$ (725.74)	73%
			7,500	2.00	2.00	\$ 2,306.41	\$ 3,177	\$ (870.71)	73%
			100	-	-	\$ 20.24	\$ 29	\$ (8.83)	70%
			400	-	-	\$ 20.24	\$ 29	\$ (8.83)	70%
20	-	{unused}	1,000	-	-	\$ 20.24	\$ 29	\$ (8.83)	70%
			2,000	-	-	\$ 20.24	\$ 29	\$ (8.83)	70%
			5,000	-	-	\$ 20.24	\$ 29	\$ (8.83)	70%
			500	-	-	\$ 2,494.01	\$ 3,494	\$ (1,000.11)	71%
			2,000	-	-	\$ 3,228.54	\$ 4,543	\$ (1,314.23)	71%
21	I-1, 2, 3	Medical/24 Hour Care - Complete	5,000	-	-	\$ 3,834.89	\$ 5,397	\$ (1,561.99)	71%
			10,000	2.00	2.00	\$ 4,602.52	\$ 6,528	\$ (1,925.03)	71%
			25,000	-	-	\$ 5,526.26	\$ 7,825	\$ (2,299.22)	71%
			500	-	-	\$ 1,635.60	\$ 2,309	\$ (673.10)	71%
			2,000	-	-	\$ 2,095.75	\$ 2,973	\$ (876.89)	71%
22	I-1, 2, 3	Medical/24 Hour Care - Shell	5,000	-	-	\$ 2,497.77	\$ 3,544	\$ (1,046.05)	70%
			10,000	-	-	\$ 3,001.28	\$ 4,294	\$ (1,292.50)	70%
			25,000	1.00	1.00	\$ 3,585.16	\$ 5,121	\$ (1,536.15)	70%
			100	-	-	\$ 1,370.01	\$ 1,895	\$ (524.93)	72%
			400	-	-	\$ 1,722.29	\$ 2,395	\$ (672.29)	72%
23	I-1, 2, 3	Medical/24Hour Care - Upfit	1,000	-	-	\$ 2,056.90	\$ 2,859	\$ (801.63)	72%
			2,000	4.00	4.00	\$ 2,451.44	\$ 3,432	\$ (980.33)	71%
			5,000	4.00	4.00	\$ 2,917.77	\$ 4,080	\$ (1,162.60)	72%
			250	-	-	\$ 1,781.55	\$ 2,437	\$ (655.29)	73%
			1,000	-	-	\$ 2,264.27	\$ 3,109	\$ (844.89)	73%
24	I-4	Day Care Facility - Complete	2,500	-	-	\$ 2,744.70	\$ 3,766	\$ (1,021.48)	73%
			5,000	-	-	\$ 3,326.67	\$ 4,589	\$ (1,262.50)	72%
			12,500	-	-	\$ 3,952.54	\$ 5,450	\$ (1,497.71)	73%
			100	-	-	\$ 1,198.97	\$ 1,626	\$ (426.76)	74%
			400	-	-	\$ 1,507.41	\$ 2,051	\$ (543.32)	74%
25	I-4	Day Care Facility - Upfit	1,000	-	-	\$ 1,797.57	\$ 2,443	\$ (645.37)	74%
			2,000	3.00	3.00	\$ 2,148.57	\$ 2,933	\$ (784.53)	73%
			5,000	-	-	\$ 2,545.43	\$ 3,473	\$ (927.99)	73%

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Total Full Cost Results (Unit)			
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
26	-	{unused}	-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ 1,984.45	\$ 2,764	\$ (779.96)	72%
			4,000	4.00	4.00	\$ 2,530.61	\$ 3,542	\$ (1,011.13)	71%
27	M	Retail Sales - Complete	10,000	3.00	3.00	\$ 3,084.08	\$ 4,314	\$ (1,229.70)	71%
			20,000	1.00	1.00	\$ 3,759.06	\$ 5,293	\$ (1,534.42)	71%
			50,000	-	-	\$ 4,463.60	\$ 6,280	\$ (1,816.87)	71%
			1,000	-	-	\$ 1,385.18	\$ 1,929	\$ (544.27)	72%
			4,000	2.00	2.00	\$ 1,754.68	\$ 2,456	\$ (700.91)	71%
28	M	Retail Sales - Shell	10,000	4.00	4.00	\$ 2,117.68	\$ 2,962	\$ (844.78)	71%
			20,000	-	-	\$ 2,560.87	\$ 3,607	\$ (1,046.29)	71%
			50,000	1.00	1.00	\$ 3,038.08	\$ 4,276	\$ (1,237.72)	71%
			100	-	-	\$ 1,031.58	\$ 1,386	\$ (354.27)	74%
			400	-	-	\$ 1,291.53	\$ 1,740	\$ (448.56)	74%
29	M	Retail Sales - Upfit	1,000	-	-	\$ 1,527.23	\$ 2,055	\$ (527.95)	74%
			2,000	18.00	18.00	\$ 1,804.40	\$ 2,437	\$ (632.24)	74%
			5,000	16.00	16.00	\$ 2,155.21	\$ 2,911	\$ (755.41)	74%
			200	-	-	\$ 1,532.35	\$ 2,114	\$ (581.76)	72%
			800	-	-	\$ 1,936.02	\$ 2,683	\$ (746.97)	72%
30	S-1	Repair Garage & Service St - Complete	2,000	-	-	\$ 2,341.24	\$ 3,243	\$ (901.30)	72%
			4,000	2.00	2.00	\$ 2,830.41	\$ 3,945	\$ (1,114.50)	72%
			10,000	-	-	\$ 3,350.93	\$ 4,667	\$ (1,315.93)	72%
			200	-	-	\$ 1,139.02	\$ 1,571	\$ (432.43)	72%
			800	-	-	\$ 1,432.30	\$ 1,985	\$ (552.83)	72%
31	S-1	Repair Garage & Service St - Shell	2,000	-	-	\$ 1,707.04	\$ 2,365	\$ (658.39)	72%
			4,000	-	-	\$ 2,033.65	\$ 2,837	\$ (803.25)	72%
			10,000	-	-	\$ 2,426.00	\$ 3,382	\$ (955.57)	72%
			100	-	-	\$ 974.44	\$ 1,313	\$ (338.83)	74%
			400	-	-	\$ 1,220.02	\$ 1,649	\$ (428.93)	74%
32	S-1	Repair Garage & Service St - Upfit	1,000	-	-	\$ 1,437.91	\$ 1,941	\$ (503.28)	74%
			2,000	3.00	3.00	\$ 1,698.01	\$ 2,301	\$ (602.75)	74%
			5,000	-	-	\$ 2,023.91	\$ 2,742	\$ (718.21)	74%

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Total Full Cost Results (Unit)			
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			5,000	2.00	2.00	\$ 2,660.67	\$ 3,675	\$ (1,014.30)	72%
			20,000	1.00	1.00	\$ 3,453.98	\$ 4,787	\$ (1,332.87)	72%
33	S-1	Storage (Moderate Hazard) - Complete	50,000	2.00	2.00	\$ 4,177.28	\$ 5,784	\$ (1,607.06)	72%
			100,000	-	-	\$ 5,102.17	\$ 7,100	\$ (1,998.27)	72%
			250,000	-	-	\$ 6,090.26	\$ 8,473	\$ (2,382.36)	72%
			5,000	2.00	2.00	\$ 1,896.73	\$ 2,602	\$ (705.50)	73%
			20,000	4.00	4.00	\$ 2,427.52	\$ 3,343	\$ (915.07)	73%
34	S-1	Storage (Moderate Hazard) - Shell	50,000	6.00	6.00	\$ 2,947.46	\$ 4,055	\$ (1,107.07)	73%
			100,000	3.00	3.00	\$ 3,592.76	\$ 4,966	\$ (1,373.35)	72%
			250,000	3.00	3.00	\$ 4,267.47	\$ 5,898	\$ (1,630.13)	72%
			250	-	-	\$ 1,438.71	\$ 1,982	\$ (542.90)	73%
			1,000	1.00	1.00	\$ 1,825.92	\$ 2,526	\$ (700.09)	72%
35	S-1	Storage (Moderate Hazard)- Upfit	2,500	3.00	3.00	\$ 2,159.02	\$ 2,987	\$ (827.76)	72%
			5,000	6.00	6.00	\$ 2,560.19	\$ 3,567	\$ (1,006.33)	72%
			12,500	29.00	29.00	\$ 3,068.52	\$ 4,270	\$ (1,201.27)	72%
			1,000	-	-	\$ 2,283.76	\$ 3,102	\$ (817.97)	74%
			4,000	-	-	\$ 2,937.72	\$ 4,005	\$ (1,067.00)	73%
36	S-2	Parking Garage or Low Hazard Storage - Complete	10,000	-	-	\$ 3,496.95	\$ 4,762	\$ (1,264.96)	73%
			20,000	-	-	\$ 4,183.72	\$ 5,723	\$ (1,539.11)	73%
			50,000	1.00	1.00	\$ 5,032.31	\$ 6,883	\$ (1,850.50)	73%
			1,000	-	-	\$ 1,653.76	\$ 2,274	\$ (620.47)	73%
			4,000	-	-	\$ 2,128.28	\$ 2,938	\$ (809.35)	72%
37	S-2	Parking Garage or Low Hazard Storage - Shell	10,000	-	-	\$ 2,505.59	\$ 3,457	\$ (951.42)	72%
			20,000	-	-	\$ 2,980.67	\$ 4,136	\$ (1,155.40)	72%
			50,000	-	-	\$ 3,587.35	\$ 4,974	\$ (1,387.04)	72%
			250	-	-	\$ 1,404.43	\$ 1,942	\$ (537.69)	72%
			1,000	-	-	\$ 1,788.58	\$ 2,485	\$ (696.01)	72%
38	S-2	Parking Garage or Low Hazard Storage - Upfit	2,500	3.00	3.00	\$ 2,098.81	\$ 2,915	\$ (816.48)	72%
			5,000	2.00	2.00	\$ 2,477.42	\$ 3,466	\$ (988.25)	71%
			12,500	1.00	1.00	\$ 2,979.19	\$ 4,163	\$ (1,183.65)	72%
			1,500	-	-	\$ 3,732.92	\$ 5,286	\$ (1,553.49)	71%
			6,000	-	-	\$ 4,793.94	\$ 6,825	\$ (2,031.18)	70%
39	R-1	Hotel, Motel - Complete	15,000	-	-	\$ 5,888.60	\$ 8,377	\$ (2,488.80)	70%
			30,000	1.00	1.00	\$ 7,228.86	\$ 10,367	\$ (3,138.27)	70%
			75,000	-	-	\$ 8,579.63	\$ 12,288	\$ (3,708.05)	70%
			-	-	-	\$ -	\$ -	\$ -	0%
40	-	{unused}	-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
			250	-	-	\$ 1,417.09	\$ 1,962	\$ (544.83)	72%
			1,000	-	-	\$ 1,798.19	\$ 2,502	\$ (703.60)	72%
41	R-1	Hotel, Motel - Upfit	2,500	1.00	1.00	\$ 2,119.85	\$ 2,947	\$ (827.47)	72%
			5,000	4.00	4.00	\$ 2,510.71	\$ 3,515	\$ (1,003.87)	71%
			12,500	2.00	2.00	\$ 3,005.65	\$ 4,204	\$ (1,197.96)	72%

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Total Full Cost Results (Unit)			
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			1,500	2.00	2.00	\$ 2,637.00	\$ 4,480	\$ (1,843.24)	59%
			6,000	-	-	\$ 3,392.97	\$ 5,814	\$ (2,420.66)	58%
42	R-2	Multi- Family -Complete	15,000	1.00	1.00	\$ 4,120.25	\$ 7,126	\$ (3,005.46)	58%
			30,000	33.00	33.00	\$ 5,025.05	\$ 8,823	\$ (3,797.65)	57%
			75,000	1.00	1.00	\$ 5,981.27	\$ 10,486	\$ (4,504.38)	57%
			1,500	-	-	\$ 1,750.08	\$ 2,994	\$ (1,244.10)	58%
			6,000	-	-	\$ 2,227.52	\$ 3,846	\$ (1,618.02)	58%
43	R-2	Multi-Family- Shell	15,000	-	-	\$ 2,698.53	\$ 4,695	\$ (1,996.01)	57%
			30,000	-	-	\$ 3,278.77	\$ 5,797	\$ (2,518.19)	57%
			75,000	-	-	\$ 3,891.02	\$ 6,839	\$ (2,948.41)	57%
			200	-	-	\$ 1,168.98	\$ 1,629	\$ (459.85)	72%
			800	-	-	\$ 1,467.31	\$ 2,055	\$ (587.92)	71%
44	R-2	Multi-Family- Upfit	2,000	11.00	11.00	\$ 1,730.50	\$ 2,424	\$ (693.08)	71%
			4,000	-	-	\$ 2,043.27	\$ 2,884	\$ (840.61)	71%
			10,000	-	-	\$ 2,442.65	\$ 3,444	\$ (1,000.99)	71%
			250	-	-	\$ 1,643.89	\$ 2,263	\$ (618.69)	73%
			1,000	-	-	\$ 2,090.37	\$ 2,888	\$ (798.06)	72%
45	R-3,4	Congregate Care <16 occ; Adult/Child Care <8 occ- Co	2,500	3.00	3.00	\$ 2,542.91	\$ 3,511	\$ (968.02)	72%
			5,000	-	-	\$ 3,097.76	\$ 4,300	\$ (1,202.39)	72%
			12,500	-	-	\$ 3,670.30	\$ 5,093	\$ (1,422.73)	72%
			250	-	-	\$ 1,191.50	\$ 1,650	\$ (458.32)	72%
			1,000	-	-	\$ 1,507.26	\$ 2,096	\$ (588.61)	72%
46	R-3,4	Congregate Care <16 occ; Adult/Child Care <8 occ- Upf	2,500	3.00	3.00	\$ 1,806.13	\$ 2,511	\$ (704.47)	72%
			5,000	-	-	\$ 2,172.17	\$ 3,038	\$ (866.19)	71%
			12,500	-	-	\$ 2,582.19	\$ 3,610	\$ (1,027.37)	72%
			-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
47	-	{unused}	-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ 2,458.34	\$ 3,391	\$ (932.60)	72%
			4,000	-	-	\$ 3,162.71	\$ 4,381	\$ (1,218.37)	72%
48	F-1	Factory Industrial - Moderate Hazard - Complete	10,000	-	-	\$ 3,779.09	\$ 5,231	\$ (1,452.30)	72%
			20,000	2.00	2.00	\$ 4,542.01	\$ 6,326	\$ (1,784.20)	72%
			50,000	1.00	1.00	\$ 5,440.91	\$ 7,572	\$ (2,131.21)	72%
			1,000	-	-	\$ 1,799.65	\$ 2,547	\$ (747.31)	71%
			4,000	-	-	\$ 2,300.27	\$ 3,273	\$ (972.88)	70%
49	F-1	Factory Industrial - Moderate Hazard - Shell	10,000	-	-	\$ 2,746.61	\$ 3,909	\$ (1,162.59)	70%
			20,000	3.00	3.00	\$ 3,297.05	\$ 4,735	\$ (1,437.92)	70%
			50,000	2.00	2.00	\$ 3,937.18	\$ 5,645	\$ (1,707.39)	70%
			250	-	-	\$ 1,647.76	\$ 2,250	\$ (602.42)	73%
			1,000	1.00	1.00	\$ 2,087.86	\$ 2,865	\$ (776.67)	73%
50	F-1	Factory Industrial - Moderate Hazard - Upfit	2,500	3.00	3.00	\$ 2,450.85	\$ 3,359	\$ (908.50)	73%
			5,000	3.00	3.00	\$ 2,879.36	\$ 3,971	\$ (1,091.55)	73%
			12,500	3.00	3.00	\$ 3,461.30	\$ 4,770	\$ (1,308.20)	73%

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Total Full Cost Results (Unit)			
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			1,000	-	-	\$ 2,092.99	\$ 2,915	\$ (822.30)	72%
			4,000	-	-	\$ 2,669.29	\$ 3,735	\$ (1,065.69)	71%
51	F-2	Factory Industrial - Low Hazard - Complete	10,000	-	-	\$ 3,275.58	\$ 4,579	\$ (1,303.63)	72%
			20,000	-	-	\$ 4,019.13	\$ 5,654	\$ (1,635.13)	71%
			50,000	-	-	\$ 4,753.56	\$ 6,683	\$ (1,929.73)	71%
			1,000	-	-	\$ 1,589.12	\$ 2,274	\$ (685.09)	70%
			4,000	-	-	\$ 2,020.03	\$ 2,908	\$ (888.01)	69%
52	F-2	Factory Industrial - Low Hazard - Shell	10,000	-	-	\$ 2,454.19	\$ 3,532	\$ (1,077.98)	69%
			20,000	-	-	\$ 2,988.92	\$ 4,341	\$ (1,351.64)	69%
			50,000	-	-	\$ 3,537.38	\$ 5,130	\$ (1,592.48)	69%
			250	-	-	\$ 1,122.02	\$ 1,519	\$ (396.63)	74%
			1,000	-	-	\$ 1,416.61	\$ 1,924	\$ (507.84)	74%
53	F-2	Factory Industrial - Low Hazard- Upfit	2,500	-	-	\$ 1,655.25	\$ 2,244	\$ (588.95)	74%
			5,000	-	-	\$ 1,942.48	\$ 2,643	\$ (700.28)	74%
			12,500	-	-	\$ 2,333.27	\$ 3,175	\$ (842.15)	73%
			500	-	-	\$ 2,029.99	\$ 2,861	\$ (831.29)	71%
			2,000	-	-	\$ 2,603.39	\$ 3,686	\$ (1,082.99)	71%
54	H	Hazardous - Complete	5,000	-	-	\$ 3,182.19	\$ 4,501	\$ (1,318.88)	71%
			10,000	-	-	\$ 3,910.54	\$ 5,567	\$ (1,656.96)	70%
			25,000	-	-	\$ 4,623.08	\$ 6,578	\$ (1,954.49)	70%
			500	-	-	\$ 1,491.69	\$ 2,052	\$ (560.06)	73%
			2,000	-	-	\$ 1,897.16	\$ 2,620	\$ (722.76)	72%
55	H	Hazardous- Shell	5,000	-	-	\$ 2,283.20	\$ 3,150	\$ (866.67)	72%
			10,000	-	-	\$ 2,758.04	\$ 3,825	\$ (1,066.81)	72%
			25,000	-	-	\$ 3,279.43	\$ 4,547	\$ (1,267.20)	72%
			100	-	-	\$ 1,492.78	\$ 2,017	\$ (523.83)	74%
			400	-	-	\$ 1,884.34	\$ 2,555	\$ (670.72)	74%
56	H	Hazardous - Upfit	1,000	-	-	\$ 2,227.15	\$ 3,018	\$ (790.43)	74%
			2,000	-	-	\$ 2,629.73	\$ 3,581	\$ (951.56)	73%
			5,000	2.00	2.00	\$ 3,149.91	\$ 4,287	\$ (1,137.08)	73%
			-	-	-	\$ -	\$ -	\$ -	0%
63	-	{Numbering gap is due to hidden unused rows.}	-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Total Full Cost Results (Unit)			
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			500	-	-	\$ 1,418.55	\$ 1,815	\$ (396.55)	78%
			1,000	63.00	63.00	\$ 1,593.68	\$ 2,041	\$ (446.91)	78%
64	R-3	CUSTOM OR MODEL SINGLE FAMILY DWELLING	2,500	234.00	234.00	\$ 1,989.93	\$ 2,549	\$ (559.09)	78%
			5,000	16.00	16.00	\$ 2,301.20	\$ 2,945	\$ (644.14)	78%
			10,000	6.00	6.00	\$ 2,653.23	\$ 3,393	\$ (740.26)	78%
			500	13.00	13.00	\$ 940.48	\$ 1,213	\$ (272.56)	78%
			1,000	159.00	159.00	\$ 1,071.56	\$ 1,383	\$ (311.36)	77%
65	-	Single Family - REPEAT	2,500	811.00	811.00	\$ 1,382.97	\$ 1,784	\$ (400.94)	78%
			5,000	202.00	202.00	\$ 1,599.36	\$ 2,061	\$ (461.76)	78%
			10,000	-	-	\$ 1,839.84	\$ 2,369	\$ (529.03)	78%
			400	-	-	\$ 969.12	\$ 1,242	\$ (272.55)	78%
			800	-	-	\$ 1,088.64	\$ 1,396	\$ (307.13)	78%
66	-	Single Family Modulares	2,000	8.00	8.00	\$ 1,361.21	\$ 1,746	\$ (384.57)	78%
			4,000	4.00	4.00	\$ 1,571.01	\$ 2,013	\$ (442.15)	78%
			8,000	-	-	\$ 1,808.63	\$ 2,316	\$ (507.24)	78%
			300	-	-	\$ 825.44	\$ 1,059	\$ (233.85)	78%
			600	-	-	\$ 923.06	\$ 1,185	\$ (262.19)	78%
67	-	Single Family Manufactured Homes	1,500	13.00	13.00	\$ 1,148.19	\$ 1,475	\$ (326.60)	78%
			3,000	30.00	30.00	\$ 1,319.11	\$ 1,693	\$ (373.52)	78%
			6,000	-	-	\$ 1,517.07	\$ 1,945	\$ (428.15)	78%
			500	-	-	\$ 1,093.20	\$ 1,399	\$ (305.65)	78%
			1,000	-	-	\$ 1,224.65	\$ 1,568	\$ (343.42)	78%
68	-	Single Family Duplex	2,500	31.00	31.00	\$ 1,522.96	\$ 1,951	\$ (427.90)	78%
			5,000	-	-	\$ 1,757.26	\$ 2,249	\$ (491.84)	78%
			10,000	-	-	\$ 2,024.49	\$ 2,589	\$ (564.83)	78%
			300	-	-	\$ 1,036.47	\$ 1,326	\$ (289.23)	78%
			600	-	-	\$ 1,158.42	\$ 1,483	\$ (324.15)	78%
69	-	Single Family Townhomes	1,500	68.00	68.00	\$ 1,435.30	\$ 1,838	\$ (402.48)	78%
			3,000	12.00	12.00	\$ 1,654.25	\$ 2,116	\$ (462.07)	78%
			6,000	-	-	\$ 1,905.73	\$ 2,436	\$ (530.71)	78%
			500	-	-	\$ 646.97	\$ 837	\$ (190.15)	77%
			1,000	-	-	\$ 749.11	\$ 970	\$ (221.00)	77%
70	-	Single Family Remodel / Upfit (whole house)	2,500	-	-	\$ 974.27	\$ 1,260	\$ (285.90)	77%
			5,000	-	-	\$ 1,138.72	\$ 1,471	\$ (332.43)	77%
			10,000	-	-	\$ 1,307.50	\$ 1,686	\$ (378.84)	78%
	-	END OF FEE LIST							

Note: All fees include MPE plan checks and inspections.

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
1	A-1,3	Assembly (Religious and Theatres) - Complete	500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			2,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	21.00	21.00	\$ 33,382	\$ 45,560	\$ (12,178)	73%	\$ 33,382	\$ 45,560	\$ (12,178)	73%
			10,000	3.00	3.00	\$ 5,590	\$ 7,676	\$ (2,086)	73%	\$ 5,590	\$ 7,676	\$ (2,086)	73%
			25,000	3.00	3.00	\$ 6,800	\$ 9,337	\$ (2,537)	73%	\$ 6,800	\$ 9,337	\$ (2,537)	73%
2	A-1,3	Assembly (Religious and Theatres) - Shell	500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			2,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			25,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
3	A-1,3	Assembly (Religious and Theatres) - Upfit	250	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			2,500	16.00	16.00	\$ 18,032	\$ 24,536	\$ (6,504)	73%	\$ 18,032	\$ 24,536	\$ (6,504)	73%
			5,000	12.00	12.00	\$ 15,649	\$ 21,397	\$ (5,748)	73%	\$ 15,649	\$ 21,397	\$ (5,748)	73%
			12,500	2.00	2.00	\$ 3,155	\$ 4,314	\$ (1,159)	73%	\$ 3,155	\$ 4,314	\$ (1,159)	73%
4	A-4,5	Assembly: Spectator Seating (indoor) - Complete	1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			4,000	4.00	4.00	\$ 6,295	\$ 8,273	\$ (1,978)	76%	\$ 6,295	\$ 8,273	\$ (1,978)	76%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			20,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			50,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
5	A-4,5	Assembly: Spectator Seating (indoor) - Upfit	750	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			3,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			7,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			15,000	2.00	2.00	\$ 3,248	\$ 4,377	\$ (1,129)	74%	\$ 3,248	\$ 4,377	\$ (1,129)	74%
			37,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
6	-	{unused}	-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
7	A-2	Assembly (Restuarants and banquet halls)- Complete	500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			2,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	9.00	9.00	\$ 25,277	\$ 35,111	\$ (9,834)	72%	\$ 25,277	\$ 35,111	\$ (9,834)	72%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			25,000	3.00	3.00	\$ 12,200	\$ 17,043	\$ (4,844)	72%	\$ 12,200	\$ 17,043	\$ (4,844)	72%
8	A-2	Assembly (Restuarants and banquet halls)- Shell	500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			2,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			25,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
9	A-2	Assembly (Restuarants and banquet halls)- Upfit	250	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			2,500	17.00	17.00	\$ 32,735	\$ 46,137	\$ (13,402)	71%	\$ 32,735	\$ 46,137	\$ (13,402)	71%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			12,500	1.00	1.00	\$ 2,738	\$ 3,887	\$ (1,149)	70%	\$ 2,738	\$ 3,887	\$ (1,149)	70%

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
			250	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	3.00	3.00	\$ 4,771	\$ 6,538	\$ (1,766)	73%	\$ 4,771	\$ 6,538	\$ (1,766)	73%
10	B	Small Restaurant (<50 occ.) - Complete	2,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			12,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			250	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
11	B	Small Restaurant (<50 occ.) - Shell	2,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			12,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			250	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
12	B	Small Restaurant (<50 occ.) - Upfit	2,500	11.00	11.00	\$ 14,355	\$ 19,668	\$ (5,314)	73%	\$ 14,355	\$ 19,668	\$ (5,314)	73%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			12,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
	B	Offices, Medical, Professional, etc. - Complete	500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
	B	(Commercial Occupancy Scaling Source)	2,000	1.00	1.00	\$ 1,983	\$ 2,776	\$ (793)	71%	\$ 1,983	\$ 2,776	\$ (793)	71%
13	B	"	5,000	4.00	4.00	\$ 9,596	\$ 13,433	\$ (3,837)	71%	\$ 9,596	\$ 13,433	\$ (3,837)	71%
	B	"	10,000	5.00	5.00	\$ 14,516	\$ 20,459	\$ (5,943)	71%	\$ 14,516	\$ 20,459	\$ (5,943)	71%
	B	"	25,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			2,000	1.00	1.00	\$ 1,753	\$ 2,451	\$ (698)	72%	\$ 1,753	\$ 2,451	\$ (698)	72%
14	B	Offices, Medical, Professional, etc. - Shell	5,000	5.00	5.00	\$ 10,197	\$ 14,269	\$ (4,072)	71%	\$ 10,197	\$ 14,269	\$ (4,072)	71%
			10,000	2.00	2.00	\$ 4,825	\$ 6,800	\$ (1,976)	71%	\$ 4,825	\$ 6,800	\$ (1,976)	71%
			25,000	1.00	1.00	\$ 2,918	\$ 4,107	\$ (1,189)	71%	\$ 2,918	\$ 4,107	\$ (1,189)	71%
			150	14.00	14.00	\$ 13,743	\$ 19,432	\$ (5,689)	71%	\$ 13,743	\$ 19,432	\$ (5,689)	71%
			600	11.00	11.00	\$ 13,680	\$ 19,436	\$ (5,756)	70%	\$ 13,680	\$ 19,436	\$ (5,756)	70%
15	B	Offices, Medical, Professional, etc. - Upfit	1,500	16.00	16.00	\$ 23,593	\$ 33,540	\$ (9,947)	70%	\$ 23,593	\$ 33,540	\$ (9,947)	70%
			3,000	20.00	20.00	\$ 35,323	\$ 50,621	\$ (15,298)	70%	\$ 35,323	\$ 50,621	\$ (15,298)	70%
			7,500	14.00	14.00	\$ 29,400	\$ 42,085	\$ (12,685)	70%	\$ 29,400	\$ 42,085	\$ (12,685)	70%
			100	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			400	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
16	-	{unused}	1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			2,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			4,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
17	E	Educational Building K-12 - Complete	10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			20,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			50,000	2.00	2.00	\$ 12,851	\$ 18,072	\$ (5,221)	71%	\$ 12,851	\$ 18,072	\$ (5,221)	71%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			4,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
18	E	Educational Building K-12 - Shell	10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			20,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			50,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			150	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			600	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
19	E	Educational Building K-12 - Upfit	1,500	3.00	3.00	\$ 4,884	\$ 6,696	\$ (1,812)	73%	\$ 4,884	\$ 6,696	\$ (1,812)	73%
			3,000	4.00	4.00	\$ 7,687	\$ 10,590	\$ (2,903)	73%	\$ 7,687	\$ 10,590	\$ (2,903)	73%
			7,500	2.00	2.00	\$ 4,613	\$ 6,354	\$ (1,741)	73%	\$ 4,613	\$ 6,354	\$ (1,741)	73%
			100	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			400	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
20	-	{unused}	1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			2,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			2,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
21	I-1, 2, 3	Medical/24 Hour Care - Complete	5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			10,000	2.00	2.00	\$ 9,205	\$ 13,055	\$ (3,850)	71%	\$ 9,205	\$ 13,055	\$ (3,850)	71%
			25,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			2,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
22	I-1, 2, 3	Medical/24 Hour Care - Shell	5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			25,000	1.00	1.00	\$ 3,585	\$ 5,121	\$ (1,536)	70%	\$ 3,585	\$ 5,121	\$ (1,536)	70%
			100	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			400	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
23	I-1, 2, 3	Medical/24Hour Care - Upfit	1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			2,000	4.00	4.00	\$ 9,806	\$ 13,727	\$ (3,921)	71%	\$ 9,806	\$ 13,727	\$ (3,921)	71%
			5,000	4.00	4.00	\$ 11,671	\$ 16,321	\$ (4,650)	72%	\$ 11,671	\$ 16,321	\$ (4,650)	72%
			250	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
24	I-4	Day Care Facility - Complete	2,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			12,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			100	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			400	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
25	I-4	Day Care Facility - Upfit	1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			2,000	3.00	3.00	\$ 6,446	\$ 8,799	\$ (2,354)	73%	\$ 6,446	\$ 8,799	\$ (2,354)	73%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
26	-	{unused}	-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			4,000	4.00	4.00	\$ 10,122	\$ 14,167	\$ (4,045)	71%	\$ 10,122	\$ 14,167	\$ (4,045)	71%
27	M	Retail Sales - Complete	10,000	3.00	3.00	\$ 9,252	\$ 12,941	\$ (3,689)	71%	\$ 9,252	\$ 12,941	\$ (3,689)	71%
			20,000	1.00	1.00	\$ 3,759	\$ 5,293	\$ (1,534)	71%	\$ 3,759	\$ 5,293	\$ (1,534)	71%
			50,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			4,000	2.00	2.00	\$ 3,509	\$ 4,911	\$ (1,402)	71%	\$ 3,509	\$ 4,911	\$ (1,402)	71%
28	M	Retail Sales - Shell	10,000	4.00	4.00	\$ 8,471	\$ 11,850	\$ (3,379)	71%	\$ 8,471	\$ 11,850	\$ (3,379)	71%
			20,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			50,000	1.00	1.00	\$ 3,038	\$ 4,276	\$ (1,238)	71%	\$ 3,038	\$ 4,276	\$ (1,238)	71%
			100	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			400	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
29	M	Retail Sales - Upfit	1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			2,000	18.00	18.00	\$ 32,479	\$ 43,859	\$ (11,380)	74%	\$ 32,479	\$ 43,859	\$ (11,380)	74%
			5,000	16.00	16.00	\$ 34,483	\$ 46,570	\$ (12,086)	74%	\$ 34,483	\$ 46,570	\$ (12,086)	74%
			200	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			800	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
30	S-1	Repair Garage & Service St - Complete	2,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			4,000	2.00	2.00	\$ 5,661	\$ 7,890	\$ (2,229)	72%	\$ 5,661	\$ 7,890	\$ (2,229)	72%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			200	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			800	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
31	S-1	Repair Garage & Service St - Shell	2,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			4,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			100	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			400	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
32	S-1	Repair Garage & Service St - Upfit	1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			2,000	3.00	3.00	\$ 5,094	\$ 6,902	\$ (1,808)	74%	\$ 5,094	\$ 6,902	\$ (1,808)	74%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
			5,000	2.00	2.00	\$ 5,321	\$ 7,350	\$ (2,029)	72%	\$ 5,321	\$ 7,350	\$ (2,029)	72%
			20,000	1.00	1.00	\$ 3,454	\$ 4,787	\$ (1,333)	72%	\$ 3,454	\$ 4,787	\$ (1,333)	72%
33	S-1	Storage (Moderate Hazard) - Complete	50,000	2.00	2.00	\$ 8,355	\$ 11,569	\$ (3,214)	72%	\$ 8,355	\$ 11,569	\$ (3,214)	72%
			100,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			250,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	2.00	2.00	\$ 3,793	\$ 5,204	\$ (1,411)	73%	\$ 3,793	\$ 5,204	\$ (1,411)	73%
			20,000	4.00	4.00	\$ 9,710	\$ 13,370	\$ (3,660)	73%	\$ 9,710	\$ 13,370	\$ (3,660)	73%
34	S-1	Storage (Moderate Hazard) - Shell	50,000	6.00	6.00	\$ 17,685	\$ 24,327	\$ (6,642)	73%	\$ 17,685	\$ 24,327	\$ (6,642)	73%
			100,000	3.00	3.00	\$ 10,778	\$ 14,898	\$ (4,120)	72%	\$ 10,778	\$ 14,898	\$ (4,120)	72%
			250,000	3.00	3.00	\$ 12,802	\$ 17,693	\$ (4,890)	72%	\$ 12,802	\$ 17,693	\$ (4,890)	72%
			250	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	1.00	1.00	\$ 1,826	\$ 2,526	\$ (700)	72%	\$ 1,826	\$ 2,526	\$ (700)	72%
35	S-1	Storage (Moderate Hazard)- Upfit	2,500	3.00	3.00	\$ 6,477	\$ 8,960	\$ (2,483)	72%	\$ 6,477	\$ 8,960	\$ (2,483)	72%
			5,000	6.00	6.00	\$ 15,361	\$ 21,399	\$ (6,038)	72%	\$ 15,361	\$ 21,399	\$ (6,038)	72%
			12,500	29.00	29.00	\$ 88,987	\$ 123,824	\$ (34,837)	72%	\$ 88,987	\$ 123,824	\$ (34,837)	72%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			4,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
36	S-2	Parking Garage or Low Hazard Storage - Complete	10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			20,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			50,000	1.00	1.00	\$ 5,032	\$ 6,883	\$ (1,850)	73%	\$ 5,032	\$ 6,883	\$ (1,850)	73%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			4,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
37	S-2	Parking Garage or Low Hazard Storage - Shell	10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			20,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			50,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			250	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
38	S-2	Parking Garage or Low Hazard Storage - Upfit	2,500	3.00	3.00	\$ 6,296	\$ 8,746	\$ (2,449)	72%	\$ 6,296	\$ 8,746	\$ (2,449)	72%
			5,000	2.00	2.00	\$ 4,955	\$ 6,931	\$ (1,976)	71%	\$ 4,955	\$ 6,931	\$ (1,976)	71%
			12,500	1.00	1.00	\$ 2,979	\$ 4,163	\$ (1,184)	72%	\$ 2,979	\$ 4,163	\$ (1,184)	72%
			1,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			6,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
39	R-1	Hotel, Motel - Complete	15,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			30,000	1.00	1.00	\$ 7,229	\$ 10,367	\$ (3,138)	70%	\$ 7,229	\$ 10,367	\$ (3,138)	70%
			75,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
40	-	{unused}	-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			250	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
41	R-1	Hotel, Motel - Upfit	2,500	1.00	1.00	\$ 2,120	\$ 2,947	\$ (827)	72%	\$ 2,120	\$ 2,947	\$ (827)	72%
			5,000	4.00	4.00	\$ 10,043	\$ 14,058	\$ (4,015)	71%	\$ 10,043	\$ 14,058	\$ (4,015)	71%
			12,500	2.00	2.00	\$ 6,011	\$ 8,407	\$ (2,396)	72%	\$ 6,011	\$ 8,407	\$ (2,396)	72%

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
			1,500	2.00	2.00	\$ 5,274	\$ 8,960	\$ (3,686)	59%	\$ 5,274	\$ 8,960	\$ (3,686)	59%
			6,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
42	R-2	Multi- Family -Complete	15,000	1.00	1.00	\$ 4,120	\$ 7,126	\$ (3,005)	58%	\$ 4,120	\$ 7,126	\$ (3,005)	58%
			30,000	33.00	33.00	\$ 165,827	\$ 291,149	\$ (125,323)	57%	\$ 165,827	\$ 291,149	\$ (125,323)	57%
			75,000	1.00	1.00	\$ 5,981	\$ 10,486	\$ (4,504)	57%	\$ 5,981	\$ 10,486	\$ (4,504)	57%
			1,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			6,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
43	R-2	Multi-Family- Shell	15,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			30,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			75,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			200	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			800	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
44	R-2	Multi-Family- Upfit	2,000	11.00	11.00	\$ 19,036	\$ 26,659	\$ (7,624)	71%	\$ 19,036	\$ 26,659	\$ (7,624)	71%
			4,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			250	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
45	R-3,4	Congregate Care <16 occ; Adult/Child Care <8 occ- Co	2,500	3.00	3.00	\$ 7,629	\$ 10,533	\$ (2,904)	72%	\$ 7,629	\$ 10,533	\$ (2,904)	72%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			12,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			250	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
46	R-3,4	Congregate Care <16 occ; Adult/Child Care <8 occ- Upf	2,500	3.00	3.00	\$ 5,418	\$ 7,532	\$ (2,113)	72%	\$ 5,418	\$ 7,532	\$ (2,113)	72%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			12,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
47	-	{unused}	-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			4,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
48	F-1	Factory Industrial - Moderate Hazard - Complete	10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			20,000	2.00	2.00	\$ 9,084	\$ 12,652	\$ (3,568)	72%	\$ 9,084	\$ 12,652	\$ (3,568)	72%
			50,000	1.00	1.00	\$ 5,441	\$ 7,572	\$ (2,131)	72%	\$ 5,441	\$ 7,572	\$ (2,131)	72%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			4,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
49	F-1	Factory Industrial - Moderate Hazard - Shell	10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			20,000	3.00	3.00	\$ 9,891	\$ 14,205	\$ (4,314)	70%	\$ 9,891	\$ 14,205	\$ (4,314)	70%
			50,000	2.00	2.00	\$ 7,874	\$ 11,289	\$ (3,415)	70%	\$ 7,874	\$ 11,289	\$ (3,415)	70%
			250	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	1.00	1.00	\$ 2,088	\$ 2,865	\$ (777)	73%	\$ 2,088	\$ 2,865	\$ (777)	73%
50	F-1	Factory Industrial - Moderate Hazard - Upfit	2,500	3.00	3.00	\$ 7,353	\$ 10,078	\$ (2,726)	73%	\$ 7,353	\$ 10,078	\$ (2,726)	73%
			5,000	3.00	3.00	\$ 8,638	\$ 11,913	\$ (3,275)	73%	\$ 8,638	\$ 11,913	\$ (3,275)	73%
			12,500	3.00	3.00	\$ 10,384	\$ 14,309	\$ (3,925)	73%	\$ 10,384	\$ 14,309	\$ (3,925)	73%

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			4,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
51	F-2	Factory Industrial - Low Hazard - Complete	10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			20,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			50,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			4,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
52	F-2	Factory Industrial - Low Hazard - Shell	10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			20,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			50,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			250	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
53	F-2	Factory Industrial - Low Hazard- Upfit	2,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			12,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			2,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
54	H	Hazardous - Complete	5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			25,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			2,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
55	H	Hazardous- Shell	5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			25,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			100	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			400	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
56	H	Hazardous - Upfit	1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			2,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	2.00	2.00	\$ 6,300	\$ 8,574	\$ (2,274)	73%	\$ 6,300	\$ 8,574	\$ (2,274)	73%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
63	-	{Numbering gap is due to hidden unused rows.}	-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
			500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	63.00	63.00	\$ 100,402	\$ 128,557	\$ (28,155)	78%	\$ 100,402	\$ 128,557	\$ (28,155)	78%
64	R-3	CUSTOM OR MODEL SINGLE FAMILY DWELLING	2,500	234.00	234.00	\$ 465,643	\$ 596,471	\$ (130,828)	78%	\$ 465,643	\$ 596,471	\$ (130,828)	78%
			5,000	16.00	16.00	\$ 36,819	\$ 47,125	\$ (10,306)	78%	\$ 36,819	\$ 47,125	\$ (10,306)	78%
			10,000	6.00	6.00	\$ 15,919	\$ 20,361	\$ (4,442)	78%	\$ 15,919	\$ 20,361	\$ (4,442)	78%
			500	13.00	13.00	\$ 12,226	\$ 15,770	\$ (3,543)	78%	\$ 12,226	\$ 15,770	\$ (3,543)	78%
			1,000	159.00	159.00	\$ 170,378	\$ 219,884	\$ (49,506)	77%	\$ 170,378	\$ 219,884	\$ (49,506)	77%
65	-	Single Family - REPEAT	2,500	811.00	811.00	\$ 1,121,591	\$ 1,446,756	\$ (325,165)	78%	\$ 1,121,591	\$ 1,446,756	\$ (325,165)	78%
			5,000	202.00	202.00	\$ 323,070	\$ 416,345	\$ (93,275)	78%	\$ 323,070	\$ 416,345	\$ (93,275)	78%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			400	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			800	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
66	-	Single Family Modulars	2,000	8.00	8.00	\$ 10,890	\$ 13,966	\$ (3,077)	78%	\$ 10,890	\$ 13,966	\$ (3,077)	78%
			4,000	4.00	4.00	\$ 6,284	\$ 8,053	\$ (1,769)	78%	\$ 6,284	\$ 8,053	\$ (1,769)	78%
			8,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			300	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			600	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
67	-	Single Family Manufactured Homes	1,500	13.00	13.00	\$ 14,926	\$ 19,172	\$ (4,246)	78%	\$ 14,926	\$ 19,172	\$ (4,246)	78%
			3,000	30.00	30.00	\$ 39,573	\$ 50,779	\$ (11,206)	78%	\$ 39,573	\$ 50,779	\$ (11,206)	78%
			6,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
68	-	Single Family Duplex	2,500	31.00	31.00	\$ 47,212	\$ 60,477	\$ (13,265)	78%	\$ 47,212	\$ 60,477	\$ (13,265)	78%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			300	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			600	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
69	-	Single Family Townhomes	1,500	68.00	68.00	\$ 97,600	\$ 124,969	\$ (27,368)	78%	\$ 97,600	\$ 124,969	\$ (27,368)	78%
			3,000	12.00	12.00	\$ 19,851	\$ 25,396	\$ (5,545)	78%	\$ 19,851	\$ 25,396	\$ (5,545)	78%
			6,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
70	-	Single Family Remodel / Upfit (whole house)	2,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
	-	END OF FEE LIST											

Note: All fees include MPE plan checks and inspections.

\$ 3,524,307	\$ 4,709,052	\$ (1,184,744)	75%	\$ 3,524,307	\$ 4,709,052	\$ (1,184,744)	75%
Revenue Totals				Revenue Totals			

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

CONSTRUCTION STANDARDS

VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION

Fee # *	ICC (UBC) Use Type	Occupancy **	Size Basis (square feet)	PLAN CHECK		INSPECTION		TOTAL	
				Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***
			500	\$ 722	\$ 0.11909	\$ 731	\$ 0.12722	\$ 1,454	\$ 0.24631
			2,000	\$ 901	\$ 0.04020	\$ 922	\$ 0.07519	\$ 1,823	\$ 0.11539
1	A-1,3	Assembly (Religious and Theatres) - Complete	5,000	\$ 1,022	\$ 0.02198	\$ 1,148	\$ 0.05584	\$ 2,170	\$ 0.07783
			10,000	\$ 1,132	\$ 0.01755	\$ 1,427	\$ 0.01937	\$ 2,559	\$ 0.03692
			25,000	\$ 1,395	\$ 0.05579	\$ 1,718	\$ 0.06870	\$ 3,112	\$ 0.12450
			500	\$ 588	\$ 0.10138	\$ 543	\$ 0.08333	\$ 1,131	\$ 0.18470
			2,000	\$ 740	\$ 0.02830	\$ 668	\$ 0.04959	\$ 1,408	\$ 0.07789
2	A-1,3	Assembly (Religious and Theatres) - Shell	5,000	\$ 825	\$ 0.01596	\$ 817	\$ 0.03650	\$ 1,642	\$ 0.05246
			10,000	\$ 905	\$ 0.01456	\$ 999	\$ 0.01271	\$ 1,904	\$ 0.02727
			25,000	\$ 1,123	\$ 0.04493	\$ 1,190	\$ 0.04760	\$ 2,313	\$ 0.09253
			250	\$ 493	\$ 0.17865	\$ 565	\$ 0.17359	\$ 1,059	\$ 0.35224
			1,000	\$ 627	\$ 0.03892	\$ 695	\$ 0.10157	\$ 1,323	\$ 0.14049
3	A-1,3	Assembly (Religious and Theatres) - Upfit	2,500	\$ 686	\$ 0.02301	\$ 848	\$ 0.07681	\$ 1,534	\$ 0.09983
			5,000	\$ 743	\$ 0.02496	\$ 1,040	\$ 0.02490	\$ 1,783	\$ 0.04986
			12,500	\$ 930	\$ 0.07443	\$ 1,227	\$ 0.09813	\$ 2,157	\$ 0.17256
			1,000	\$ 916	\$ 0.07215	\$ 746	\$ 0.06322	\$ 1,662	\$ 0.13537
			4,000	\$ 1,132	\$ 0.02882	\$ 936	\$ 0.03733	\$ 2,068	\$ 0.06615
4	A-4,5	Assembly: Spectator Seating (indoor) - Complete	10,000	\$ 1,305	\$ 0.01540	\$ 1,160	\$ 0.02793	\$ 2,465	\$ 0.04332
			20,000	\$ 1,459	\$ 0.01092	\$ 1,439	\$ 0.00900	\$ 2,898	\$ 0.01993
			50,000	\$ 1,787	\$ 0.03573	\$ 1,709	\$ 0.03419	\$ 3,496	\$ 0.06992
			750	\$ 654	\$ 0.07356	\$ 624	\$ 0.06698	\$ 1,278	\$ 0.14054
			3,000	\$ 819	\$ 0.02255	\$ 775	\$ 0.03944	\$ 1,594	\$ 0.06199
5	A-4,5	Assembly: Spectator Seating (indoor) - Upfit	7,500	\$ 921	\$ 0.01251	\$ 952	\$ 0.02955	\$ 1,873	\$ 0.04206
			15,000	\$ 1,015	\$ 0.01070	\$ 1,174	\$ 0.00977	\$ 2,189	\$ 0.02046
			37,500	\$ 1,255	\$ 0.03347	\$ 1,394	\$ 0.03717	\$ 2,649	\$ 0.07064
6	-	{unused}	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			500	\$ 774	\$ 0.12604	\$ 1,731	\$ 0.33500	\$ 2,505	\$ 0.46104
			2,000	\$ 963	\$ 0.04455	\$ 2,234	\$ 0.19039	\$ 3,196	\$ 0.23494
7	A-2	Assembly (Restuarants and banquet halls)- Complete	5,000	\$ 1,096	\$ 0.02419	\$ 2,805	\$ 0.15112	\$ 3,901	\$ 0.17532
			10,000	\$ 1,217	\$ 0.01871	\$ 3,561	\$ 0.04151	\$ 4,778	\$ 0.06022
			25,000	\$ 1,498	\$ 0.05991	\$ 4,183	\$ 0.16733	\$ 5,681	\$ 0.22725
			500	\$ 622	\$ 0.10578	\$ 1,277	\$ 0.23608	\$ 1,899	\$ 0.34186
			2,000	\$ 780	\$ 0.03131	\$ 1,632	\$ 0.13441	\$ 2,412	\$ 0.16572
8	A-2	Assembly (Restuarants and banquet halls)- Shell	5,000	\$ 874	\$ 0.01748	\$ 2,035	\$ 0.10650	\$ 2,909	\$ 0.12398
			10,000	\$ 962	\$ 0.01531	\$ 2,567	\$ 0.02908	\$ 3,529	\$ 0.04439
			25,000	\$ 1,191	\$ 0.04766	\$ 3,004	\$ 0.12014	\$ 4,195	\$ 0.16780
			250	\$ 644	\$ 0.21819	\$ 1,147	\$ 0.41526	\$ 1,791	\$ 0.63345
			1,000	\$ 808	\$ 0.06595	\$ 1,458	\$ 0.23273	\$ 2,266	\$ 0.29868
9	A-2	Assembly (Restuarants and banquet halls)- Upfit	2,500	\$ 907	\$ 0.03668	\$ 1,807	\$ 0.18844	\$ 2,714	\$ 0.22512
			5,000	\$ 998	\$ 0.03167	\$ 2,278	\$ 0.04966	\$ 3,277	\$ 0.08133
			12,500	\$ 1,236	\$ 0.09888	\$ 2,651	\$ 0.21206	\$ 3,887	\$ 0.31093
			250	\$ 498	\$ 0.17926	\$ 1,214	\$ 0.44245	\$ 1,713	\$ 0.62171
			1,000	\$ 633	\$ 0.04053	\$ 1,546	\$ 0.25170	\$ 2,179	\$ 0.29223
10	B	Small Restaurant (<50 occ.) - Complete	2,500	\$ 694	\$ 0.02379	\$ 1,924	\$ 0.19989	\$ 2,618	\$ 0.22368
			5,000	\$ 753	\$ 0.02513	\$ 2,424	\$ 0.05363	\$ 3,177	\$ 0.07876
			12,500	\$ 942	\$ 0.07534	\$ 2,826	\$ 0.22606	\$ 3,768	\$ 0.30140
			250	\$ 394	\$ 0.15267	\$ 866	\$ 0.29521	\$ 1,260	\$ 0.44789
			1,000	\$ 509	\$ 0.02116	\$ 1,087	\$ 0.16788	\$ 1,596	\$ 0.18904
11	B	Small Restaurant (<50 occ.) - Shell	2,500	\$ 540	\$ 0.01404	\$ 1,339	\$ 0.13320	\$ 1,879	\$ 0.14724
			5,000	\$ 575	\$ 0.02055	\$ 1,672	\$ 0.03642	\$ 2,247	\$ 0.05697
			12,500	\$ 730	\$ 0.05837	\$ 1,945	\$ 0.15561	\$ 2,675	\$ 0.21398
			250	\$ 415	\$ 0.15734	\$ 792	\$ 0.26431	\$ 1,207	\$ 0.42166
			1,000	\$ 533	\$ 0.02555	\$ 990	\$ 0.15105	\$ 1,523	\$ 0.17660
12	B	Small Restaurant (<50 occ.) - Upfit	2,500	\$ 571	\$ 0.01622	\$ 1,217	\$ 0.11897	\$ 1,788	\$ 0.13519
			5,000	\$ 612	\$ 0.02142	\$ 1,514	\$ 0.03314	\$ 2,126	\$ 0.05456
			12,500	\$ 772	\$ 0.06179	\$ 1,763	\$ 0.14103	\$ 2,535	\$ 0.20282

Cabarrus County, NC
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FINAL RESULTS - Revised (Version #11)

CONSTRUCTION STANDARDS

VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION

Fee # *	ICC (UBC) Use Type	Occupancy **	Size Basis (square feet)	PLAN CHECK		INSPECTION		TOTAL	
				Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***
			500	\$ 660	\$ 0.11814	\$ 1,505	\$ 0.28883	\$ 2,166	\$ 0.40697
			2,000	\$ 838	\$ 0.02921	\$ 1,938	\$ 0.16483	\$ 2,776	\$ 0.19404
13	B	Offices, Medical, Professional, etc. - Complete	5,000	\$ 925	\$ 0.01686	\$ 2,433	\$ 0.12986	\$ 3,358	\$ 0.14672
			10,000	\$ 1,010	\$ 0.01672	\$ 3,082	\$ 0.03687	\$ 4,092	\$ 0.05359
			25,000	\$ 1,260	\$ 0.05042	\$ 3,635	\$ 0.14541	\$ 4,896	\$ 0.19583
			500	\$ 655	\$ 0.14865	\$ 1,232	\$ 0.22728	\$ 1,887	\$ 0.37593
			2,000	\$ 878	\$ 0.00535	\$ 1,573	\$ 0.12887	\$ 2,451	\$ 0.13422
14	B	Offices, Medical, Professional, etc. - Shell	5,000	\$ 894	\$ 0.00670	\$ 1,959	\$ 0.10260	\$ 2,854	\$ 0.10929
			10,000	\$ 928	\$ 0.01898	\$ 2,472	\$ 0.02813	\$ 3,400	\$ 0.04711
			25,000	\$ 1,213	\$ 0.04850	\$ 2,894	\$ 0.11577	\$ 4,107	\$ 0.16428
			150	\$ 383	\$ 0.24956	\$ 1,005	\$ 0.59254	\$ 1,388	\$ 0.84210
			600	\$ 495	\$ 0.03192	\$ 1,272	\$ 0.33397	\$ 1,767	\$ 0.36589
15	B	Offices, Medical, Professional, etc. - Upfit	1,500	\$ 524	\$ 0.02170	\$ 1,572	\$ 0.26818	\$ 2,096	\$ 0.28989
			3,000	\$ 557	\$ 0.03343	\$ 1,975	\$ 0.07214	\$ 2,531	\$ 0.10557
			7,500	\$ 707	\$ 0.09426	\$ 2,299	\$ 0.30655	\$ 3,006	\$ 0.40081
			100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16	-	{unused}	1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			1,000	\$ 1,449	\$ 0.12114	\$ 2,546	\$ 0.25326	\$ 3,996	\$ 0.37440
			4,000	\$ 1,813	\$ 0.04149	\$ 3,306	\$ 0.14225	\$ 5,119	\$ 0.18374
17	E	Educational Building K-12 - Complete	10,000	\$ 2,062	\$ 0.02259	\$ 4,159	\$ 0.11493	\$ 6,221	\$ 0.13752
			20,000	\$ 2,288	\$ 0.01791	\$ 5,309	\$ 0.03007	\$ 7,596	\$ 0.04799
			50,000	\$ 2,825	\$ 0.05650	\$ 6,211	\$ 0.12422	\$ 9,036	\$ 0.18072
			1,000	\$ 979	\$ 0.08194	\$ 1,720	\$ 0.16520	\$ 2,698	\$ 0.24714
			4,000	\$ 1,225	\$ 0.02704	\$ 2,215	\$ 0.09278	\$ 3,440	\$ 0.11982
18	E	Educational Building K-12 - Shell	10,000	\$ 1,387	\$ 0.01481	\$ 2,772	\$ 0.07493	\$ 4,159	\$ 0.08974
			20,000	\$ 1,535	\$ 0.01205	\$ 3,521	\$ 0.01975	\$ 5,056	\$ 0.03180
			50,000	\$ 1,896	\$ 0.03793	\$ 4,114	\$ 0.08227	\$ 6,010	\$ 0.12020
			150	\$ 595	\$ 0.37080	\$ 903	\$ 0.52291	\$ 1,498	\$ 0.89371
			600	\$ 762	\$ 0.06949	\$ 1,138	\$ 0.29905	\$ 1,900	\$ 0.36854
19	E	Educational Building K-12 - Upfit	1,500	\$ 825	\$ 0.04200	\$ 1,407	\$ 0.23509	\$ 2,232	\$ 0.27709
			3,000	\$ 888	\$ 0.05128	\$ 1,760	\$ 0.06642	\$ 2,647	\$ 0.11770
			7,500	\$ 1,118	\$ 0.14911	\$ 2,059	\$ 0.27450	\$ 3,177	\$ 0.42362
			100	\$ 29	\$ -	\$ -	\$ -	\$ 29	\$ -
20	-	{unused}	1,000	\$ 29	\$ -	\$ -	\$ -	\$ 29	\$ -
			5,000	\$ 29	\$ 0.00581	\$ -	\$ -	\$ 29	\$ 0.00581
			500	\$ 1,212	\$ 0.24976	\$ 2,282	\$ 0.44934	\$ 3,494	\$ 0.69910
			2,000	\$ 1,587	\$ 0.03264	\$ 2,956	\$ 0.25206	\$ 4,543	\$ 0.28470
21	I-1, 2, 3	Medical/24 Hour Care - Complete	5,000	\$ 1,685	\$ 0.02207	\$ 3,712	\$ 0.20406	\$ 5,397	\$ 0.22614
			10,000	\$ 1,795	\$ 0.03348	\$ 4,733	\$ 0.05304	\$ 6,528	\$ 0.08653
			25,000	\$ 2,297	\$ 0.09189	\$ 5,528	\$ 0.22113	\$ 7,825	\$ 0.31302
			500	\$ 741	\$ 0.14498	\$ 1,568	\$ 0.29765	\$ 2,309	\$ 0.44263
			2,000	\$ 958	\$ 0.02348	\$ 2,015	\$ 0.16692	\$ 2,973	\$ 0.19039
22	I-1, 2, 3	Medical/24 Hour Care - Shell	5,000	\$ 1,028	\$ 0.01489	\$ 2,515	\$ 0.13510	\$ 3,544	\$ 0.14999
			10,000	\$ 1,103	\$ 0.01974	\$ 3,191	\$ 0.03543	\$ 4,294	\$ 0.05517
			25,000	\$ 1,399	\$ 0.05596	\$ 3,722	\$ 0.14889	\$ 5,121	\$ 0.20485
			100	\$ 762	\$ 0.64359	\$ 1,133	\$ 1.02184	\$ 1,895	\$ 1.66544
			400	\$ 955	\$ 0.19895	\$ 1,439	\$ 0.57430	\$ 2,395	\$ 0.77325
23	I-1, 2, 3	Medical/24 Hour Care - Upfit	1,000	\$ 1,075	\$ 0.10987	\$ 1,784	\$ 0.46337	\$ 2,859	\$ 0.57324
			2,000	\$ 1,185	\$ 0.09384	\$ 2,247	\$ 0.12237	\$ 3,432	\$ 0.21620
			5,000	\$ 1,466	\$ 0.29322	\$ 2,614	\$ 0.52286	\$ 4,080	\$ 0.81607
			250	\$ 794	\$ 0.27055	\$ 1,643	\$ 0.62588	\$ 2,437	\$ 0.89644
			1,000	\$ 997	\$ 0.08304	\$ 2,112	\$ 0.35497	\$ 3,109	\$ 0.43801
24	I-4	Day Care Facility - Complete	2,500	\$ 1,122	\$ 0.04613	\$ 2,645	\$ 0.28306	\$ 3,766	\$ 0.32919
			5,000	\$ 1,237	\$ 0.03933	\$ 3,352	\$ 0.07549	\$ 4,589	\$ 0.11481
			12,500	\$ 1,532	\$ 0.12255	\$ 3,918	\$ 0.31347	\$ 5,450	\$ 0.43602
			100	\$ 594	\$ 0.51272	\$ 1,032	\$ 0.90393	\$ 1,626	\$ 1.41665
			400	\$ 748	\$ 0.14247	\$ 1,303	\$ 0.51121	\$ 2,051	\$ 0.65368
25	I-4	Day Care Facility - Upfit	1,000	\$ 833	\$ 0.08037	\$ 1,609	\$ 0.40979	\$ 2,443	\$ 0.49016
			2,000	\$ 914	\$ 0.07361	\$ 2,019	\$ 0.10650	\$ 2,933	\$ 0.18011
			5,000	\$ 1,135	\$ 0.22694	\$ 2,339	\$ 0.46774	\$ 3,473	\$ 0.69469
			-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
26	-	{unused}	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

CONSTRUCTION STANDARDS

VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION

Fee # *	ICC (UBC) Use Type	Occupancy **	Size Basis (square feet)	PLAN CHECK		INSPECTION		TOTAL	
				Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***
			1,000	\$ 810	\$ 0.06884	\$ 1,955	\$ 0.19026	\$ 2,764	\$ 0.25911
			4,000	\$ 1,016	\$ 0.02128	\$ 2,526	\$ 0.10739	\$ 3,542	\$ 0.12868
27	M	Retail Sales - Complete	10,000	\$ 1,144	\$ 0.01181	\$ 3,170	\$ 0.08616	\$ 4,314	\$ 0.09797
			20,000	\$ 1,262	\$ 0.01002	\$ 4,032	\$ 0.02288	\$ 5,293	\$ 0.03290
			50,000	\$ 1,562	\$ 0.03125	\$ 4,718	\$ 0.09436	\$ 6,280	\$ 0.12561
			1,000	\$ 585	\$ 0.05046	\$ 1,345	\$ 0.12492	\$ 1,929	\$ 0.17538
			4,000	\$ 736	\$ 0.01399	\$ 1,719	\$ 0.07048	\$ 2,456	\$ 0.08448
28	M	Retail Sales - Shell	10,000	\$ 820	\$ 0.00790	\$ 2,142	\$ 0.05657	\$ 2,962	\$ 0.06447
			20,000	\$ 899	\$ 0.00724	\$ 2,708	\$ 0.01505	\$ 3,607	\$ 0.02229
			50,000	\$ 1,116	\$ 0.02233	\$ 3,159	\$ 0.06319	\$ 4,276	\$ 0.08552
			100	\$ 579	\$ 0.50255	\$ 807	\$ 0.67822	\$ 1,386	\$ 1.18078
			400	\$ 729	\$ 0.13552	\$ 1,011	\$ 0.38963	\$ 1,740	\$ 0.52516
29	M	Retail Sales - Upfit	1,000	\$ 811	\$ 0.07686	\$ 1,244	\$ 0.30460	\$ 2,055	\$ 0.38145
			2,000	\$ 888	\$ 0.07189	\$ 1,549	\$ 0.08611	\$ 2,437	\$ 0.15799
			5,000	\$ 1,103	\$ 0.22066	\$ 1,807	\$ 0.36147	\$ 2,911	\$ 0.58212
			200	\$ 699	\$ 0.28959	\$ 1,416	\$ 0.65856	\$ 2,114	\$ 0.94815
			800	\$ 872	\$ 0.09545	\$ 1,811	\$ 0.37085	\$ 2,683	\$ 0.46630
30	S-1	Repair Garage & Service St - Complete	2,000	\$ 987	\$ 0.05238	\$ 2,256	\$ 0.29880	\$ 3,243	\$ 0.35118
			4,000	\$ 1,092	\$ 0.04253	\$ 2,853	\$ 0.07779	\$ 3,945	\$ 0.12033
			10,000	\$ 1,347	\$ 0.13468	\$ 3,320	\$ 0.33201	\$ 4,667	\$ 0.46669
			200	\$ 587	\$ 0.25410	\$ 984	\$ 0.43537	\$ 1,571	\$ 0.68947
			800	\$ 740	\$ 0.06969	\$ 1,245	\$ 0.24722	\$ 1,985	\$ 0.31692
31	S-1	Repair Garage & Service St - Shell	2,000	\$ 823	\$ 0.03940	\$ 1,542	\$ 0.19633	\$ 2,365	\$ 0.23573
			4,000	\$ 902	\$ 0.03642	\$ 1,935	\$ 0.05436	\$ 2,837	\$ 0.09078
			10,000	\$ 1,121	\$ 0.11207	\$ 2,261	\$ 0.22608	\$ 3,382	\$ 0.33816
			100	\$ 527	\$ 0.46678	\$ 786	\$ 0.65212	\$ 1,313	\$ 1.11890
			400	\$ 667	\$ 0.11407	\$ 982	\$ 0.37300	\$ 1,649	\$ 0.48706
32	S-1	Repair Garage & Service St - Upfit	1,000	\$ 735	\$ 0.06593	\$ 1,206	\$ 0.29365	\$ 1,941	\$ 0.35958
			2,000	\$ 801	\$ 0.06600	\$ 1,499	\$ 0.08112	\$ 2,301	\$ 0.14712
			5,000	\$ 999	\$ 0.19987	\$ 1,743	\$ 0.34856	\$ 2,742	\$ 0.54842
			5,000	\$ 932	\$ 0.01939	\$ 2,743	\$ 0.05474	\$ 3,675	\$ 0.07413
			20,000	\$ 1,223	\$ 0.00221	\$ 3,564	\$ 0.03104	\$ 4,787	\$ 0.03325
33	S-1	Storage (Moderate Hazard) - Complete	50,000	\$ 1,289	\$ 0.00156	\$ 4,495	\$ 0.02477	\$ 5,784	\$ 0.02632
			100,000	\$ 1,367	\$ 0.00258	\$ 5,733	\$ 0.00657	\$ 7,100	\$ 0.00915
			250,000	\$ 1,754	\$ 0.00702	\$ 6,719	\$ 0.02687	\$ 8,473	\$ 0.03389
			5,000	\$ 721	\$ 0.01301	\$ 1,881	\$ 0.03635	\$ 2,602	\$ 0.04936
			20,000	\$ 916	\$ 0.00310	\$ 2,426	\$ 0.02063	\$ 3,343	\$ 0.02373
34	S-1	Storage (Moderate Hazard) - Shell	50,000	\$ 1,009	\$ 0.00179	\$ 3,045	\$ 0.01644	\$ 4,055	\$ 0.01823
			100,000	\$ 1,099	\$ 0.00184	\$ 3,867	\$ 0.00437	\$ 4,966	\$ 0.00621
			250,000	\$ 1,374	\$ 0.00550	\$ 4,523	\$ 0.01809	\$ 5,898	\$ 0.02359
			250	\$ 815	\$ 0.30150	\$ 1,166	\$ 0.42436	\$ 1,982	\$ 0.72586
			1,000	\$ 1,041	\$ 0.06763	\$ 1,485	\$ 0.23956	\$ 2,526	\$ 0.30719
35	S-1	Storage (Moderate Hazard)- Upfit	2,500	\$ 1,143	\$ 0.03987	\$ 1,844	\$ 0.19203	\$ 2,987	\$ 0.23189
			5,000	\$ 1,243	\$ 0.04220	\$ 2,324	\$ 0.05157	\$ 3,567	\$ 0.09377
			12,500	\$ 1,559	\$ 0.12473	\$ 2,711	\$ 0.21686	\$ 4,270	\$ 0.34158
			1,000	\$ 1,210	\$ 0.11730	\$ 1,891	\$ 0.18370	\$ 3,102	\$ 0.30100
			4,000	\$ 1,562	\$ 0.02155	\$ 2,442	\$ 0.10464	\$ 4,005	\$ 0.12620
36	S-2	Parking Garage or Low Hazard Storage - Complete	10,000	\$ 1,692	\$ 0.01320	\$ 3,070	\$ 0.08290	\$ 4,762	\$ 0.09609
			20,000	\$ 1,824	\$ 0.01615	\$ 3,899	\$ 0.02251	\$ 5,723	\$ 0.03867
			50,000	\$ 2,308	\$ 0.04616	\$ 4,575	\$ 0.09149	\$ 6,883	\$ 0.13766
			1,000	\$ 844	\$ 0.08692	\$ 1,430	\$ 0.13421	\$ 2,274	\$ 0.22113
			4,000	\$ 1,105	\$ 0.01046	\$ 1,833	\$ 0.07610	\$ 2,938	\$ 0.08656
37	S-2	Parking Garage or Low Hazard Storage - Shell	10,000	\$ 1,168	\$ 0.00725	\$ 2,289	\$ 0.06066	\$ 3,457	\$ 0.06791
			20,000	\$ 1,240	\$ 0.01160	\$ 2,896	\$ 0.01634	\$ 4,136	\$ 0.02794
			50,000	\$ 1,588	\$ 0.03177	\$ 3,386	\$ 0.06772	\$ 4,974	\$ 0.09949
			250	\$ 807	\$ 0.31191	\$ 1,135	\$ 0.41139	\$ 1,942	\$ 0.72330
			1,000	\$ 1,041	\$ 0.05496	\$ 1,443	\$ 0.23218	\$ 2,485	\$ 0.28714
38	S-2	Parking Garage or Low Hazard Storage - Upfit	2,500	\$ 1,124	\$ 0.03403	\$ 1,791	\$ 0.18612	\$ 2,915	\$ 0.22015
			5,000	\$ 1,209	\$ 0.04278	\$ 2,257	\$ 0.05017	\$ 3,466	\$ 0.09296
			12,500	\$ 1,530	\$ 0.12238	\$ 2,633	\$ 0.21065	\$ 4,163	\$ 0.33303
			1,500	\$ 1,484	\$ 0.08382	\$ 3,802	\$ 0.25812	\$ 5,286	\$ 0.34194
			6,000	\$ 1,861	\$ 0.02795	\$ 4,964	\$ 0.14452	\$ 6,825	\$ 0.17247
39	R-1	Hotel, Motel - Complete	15,000	\$ 2,113	\$ 0.01534	\$ 6,265	\$ 0.11731	\$ 8,377	\$ 0.13265
			30,000	\$ 2,343	\$ 0.01232	\$ 8,024	\$ 0.03036	\$ 10,367	\$ 0.04268
			75,000	\$ 2,897	\$ 0.03863	\$ 9,390	\$ 0.12520	\$ 12,288	\$ 0.16384

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CONSTRUCTION STANDARDS

VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION

Fee # *	ICC (UBC) Use Type	Occupancy **	Size Basis (square feet)	PLAN CHECK		INSPECTION		TOTAL	
				Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***
40	-	{unused}	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			250	\$ 797	\$ 0.29785	\$ 1,165	\$ 0.42197	\$ 1,962	\$ 0.71982
			1,000	\$ 1,021	\$ 0.05973	\$ 1,481	\$ 0.23729	\$ 2,502	\$ 0.29702
41	R-1	Hotel, Motel - Upfit	2,500	\$ 1,110	\$ 0.03555	\$ 1,837	\$ 0.19135	\$ 2,947	\$ 0.22690
			5,000	\$ 1,199	\$ 0.04144	\$ 2,315	\$ 0.05043	\$ 3,515	\$ 0.09187
			12,500	\$ 1,510	\$ 0.12080	\$ 2,694	\$ 0.21549	\$ 4,204	\$ 0.33629
			1,500	\$ 1,053	\$ 0.06492	\$ 3,427	\$ 0.23139	\$ 4,480	\$ 0.29631
			6,000	\$ 1,345	\$ 0.01450	\$ 4,468	\$ 0.13129	\$ 5,814	\$ 0.14579
42	R-2	Multi- Family -Complete	15,000	\$ 1,476	\$ 0.00847	\$ 5,650	\$ 0.10466	\$ 7,126	\$ 0.11313
			30,000	\$ 1,603	\$ 0.00911	\$ 7,220	\$ 0.02784	\$ 8,823	\$ 0.03695
			75,000	\$ 2,013	\$ 0.02684	\$ 8,473	\$ 0.11297	\$ 10,486	\$ 0.13981
			1,500	\$ 708	\$ 0.04010	\$ 2,286	\$ 0.14909	\$ 2,994	\$ 0.18919
			6,000	\$ 888	\$ 0.01024	\$ 2,957	\$ 0.08409	\$ 3,846	\$ 0.09433
43	R-2	Multi-Family- Shell	15,000	\$ 980	\$ 0.00583	\$ 3,714	\$ 0.06767	\$ 4,695	\$ 0.07349
			30,000	\$ 1,068	\$ 0.00571	\$ 4,729	\$ 0.01745	\$ 5,797	\$ 0.02317
			75,000	\$ 1,325	\$ 0.01767	\$ 5,515	\$ 0.07353	\$ 6,839	\$ 0.09119
			200	\$ 671	\$ 0.28857	\$ 958	\$ 0.42208	\$ 1,629	\$ 0.71066
			800	\$ 844	\$ 0.06852	\$ 1,211	\$ 0.23844	\$ 2,055	\$ 0.30696
44	R-2	Multi-Family- Upfit	2,000	\$ 926	\$ 0.03953	\$ 1,498	\$ 0.19062	\$ 2,424	\$ 0.23015
			4,000	\$ 1,005	\$ 0.04079	\$ 1,879	\$ 0.05251	\$ 2,884	\$ 0.09329
			10,000	\$ 1,250	\$ 0.12499	\$ 2,194	\$ 0.21938	\$ 3,444	\$ 0.34436
			250	\$ 637	\$ 0.21638	\$ 1,625	\$ 0.61808	\$ 2,263	\$ 0.83446
			1,000	\$ 800	\$ 0.06471	\$ 2,089	\$ 0.35029	\$ 2,888	\$ 0.41500
45	R-3,4	Congregate Care <16 occ; Adult/Child Care <8 occ- Comp	2,500	\$ 897	\$ 0.03605	\$ 2,614	\$ 0.27963	\$ 3,511	\$ 0.31569
			5,000	\$ 987	\$ 0.03136	\$ 3,313	\$ 0.07436	\$ 4,300	\$ 0.10572
			12,500	\$ 1,222	\$ 0.09776	\$ 3,871	\$ 0.30968	\$ 5,093	\$ 0.40744
			250	\$ 513	\$ 0.18310	\$ 1,137	\$ 0.41162	\$ 1,650	\$ 0.59472
			1,000	\$ 650	\$ 0.04316	\$ 1,445	\$ 0.23334	\$ 2,096	\$ 0.27649
46	R-3,4	Congregate Care <16 occ; Adult/Child Care <8 occ- Upfit	2,500	\$ 715	\$ 0.02512	\$ 1,795	\$ 0.18598	\$ 2,511	\$ 0.21110
			5,000	\$ 778	\$ 0.02579	\$ 2,260	\$ 0.05037	\$ 3,038	\$ 0.07616
			12,500	\$ 971	\$ 0.07771	\$ 2,638	\$ 0.21105	\$ 3,610	\$ 0.28876
47	-	{unused}	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			1,000	\$ 1,233	\$ 0.11876	\$ 2,158	\$ 0.21128	\$ 3,391	\$ 0.33005
			4,000	\$ 1,589	\$ 0.02256	\$ 2,792	\$ 0.11916	\$ 4,381	\$ 0.14172
48	F-1	Factory Industrial - Moderate Hazard - Complete	10,000	\$ 1,724	\$ 0.01370	\$ 3,507	\$ 0.09578	\$ 5,231	\$ 0.10948
			20,000	\$ 1,861	\$ 0.01640	\$ 4,465	\$ 0.02513	\$ 6,326	\$ 0.04153
			50,000	\$ 2,354	\$ 0.04707	\$ 5,219	\$ 0.10437	\$ 7,572	\$ 0.15144
			1,000	\$ 880	\$ 0.08272	\$ 1,667	\$ 0.15935	\$ 2,547	\$ 0.24207
			4,000	\$ 1,128	\$ 0.01698	\$ 2,145	\$ 0.08902	\$ 3,273	\$ 0.10601
49	F-1	Factory Industrial - Moderate Hazard - Shell	10,000	\$ 1,230	\$ 0.01015	\$ 2,679	\$ 0.07243	\$ 3,909	\$ 0.08258
			20,000	\$ 1,331	\$ 0.01150	\$ 3,404	\$ 0.01882	\$ 4,735	\$ 0.03032
			50,000	\$ 1,676	\$ 0.03353	\$ 3,968	\$ 0.07936	\$ 5,645	\$ 0.11289
			250	\$ 1,089	\$ 0.39898	\$ 1,161	\$ 0.42015	\$ 2,250	\$ 0.81912
			1,000	\$ 1,389	\$ 0.09349	\$ 1,476	\$ 0.23639	\$ 2,865	\$ 0.32988
50	F-1	Factory Industrial - Moderate Hazard - Upfit	2,500	\$ 1,529	\$ 0.05412	\$ 1,831	\$ 0.19051	\$ 3,359	\$ 0.24462
			5,000	\$ 1,664	\$ 0.05630	\$ 2,307	\$ 0.05018	\$ 3,971	\$ 0.10648
			12,500	\$ 2,086	\$ 0.16690	\$ 2,683	\$ 0.21466	\$ 4,770	\$ 0.38156
			1,000	\$ 757	\$ 0.06195	\$ 2,158	\$ 0.21128	\$ 2,915	\$ 0.27323
			4,000	\$ 943	\$ 0.02154	\$ 2,792	\$ 0.11916	\$ 3,735	\$ 0.14070
51	F-2	Factory Industrial - Low Hazard - Complete	10,000	\$ 1,072	\$ 0.01173	\$ 3,507	\$ 0.09578	\$ 4,579	\$ 0.10751
			20,000	\$ 1,190	\$ 0.00917	\$ 4,465	\$ 0.02513	\$ 5,654	\$ 0.03430
			50,000	\$ 1,465	\$ 0.02929	\$ 5,219	\$ 0.10437	\$ 6,683	\$ 0.13367
			1,000	\$ 607	\$ 0.05193	\$ 1,667	\$ 0.15935	\$ 2,274	\$ 0.21128
			4,000	\$ 763	\$ 0.01500	\$ 2,145	\$ 0.08902	\$ 2,908	\$ 0.10402
52	F-2	Factory Industrial - Low Hazard - Shell	10,000	\$ 853	\$ 0.00841	\$ 2,679	\$ 0.07243	\$ 3,532	\$ 0.08084
			20,000	\$ 937	\$ 0.00749	\$ 3,404	\$ 0.01882	\$ 4,341	\$ 0.02631
			50,000	\$ 1,162	\$ 0.02323	\$ 3,968	\$ 0.07936	\$ 5,130	\$ 0.10260
			250	\$ 659	\$ 0.24790	\$ 859	\$ 0.29315	\$ 1,519	\$ 0.54105
			1,000	\$ 845	\$ 0.04548	\$ 1,079	\$ 0.16770	\$ 1,924	\$ 0.21317
53	F-2	Factory Industrial - Low Hazard- Upfit	2,500	\$ 914	\$ 0.02750	\$ 1,331	\$ 0.13192	\$ 2,244	\$ 0.15942
			5,000	\$ 982	\$ 0.03426	\$ 1,660	\$ 0.03676	\$ 2,643	\$ 0.07102
			12,500	\$ 1,239	\$ 0.09915	\$ 1,936	\$ 0.15488	\$ 3,175	\$ 0.25403

Cabarrus County, NC
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CONSTRUCTION STANDARDS

VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION

Fee # *	ICC (UBC) Use Type	Occupancy **	Size Basis (square feet)	PLAN CHECK		INSPECTION		TOTAL	
				Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***
			500	\$ 637	\$ 0.11441	\$ 2,224	\$ 0.43565	\$ 2,861	\$ 0.55007
			2,000	\$ 809	\$ 0.02671	\$ 2,878	\$ 0.24485	\$ 3,686	\$ 0.27156
54	H	Hazardous - Complete	5,000	\$ 889	\$ 0.01546	\$ 3,612	\$ 0.19783	\$ 4,501	\$ 0.21328
			10,000	\$ 966	\$ 0.01614	\$ 4,601	\$ 0.05119	\$ 5,567	\$ 0.06734
			25,000	\$ 1,208	\$ 0.04834	\$ 5,369	\$ 0.21477	\$ 6,578	\$ 0.26310
			500	\$ 637	\$ 0.11441	\$ 1,415	\$ 0.26437	\$ 2,052	\$ 0.37878
			2,000	\$ 809	\$ 0.02671	\$ 1,811	\$ 0.14994	\$ 2,620	\$ 0.17665
55	H	Hazardous- Shell	5,000	\$ 889	\$ 0.01546	\$ 2,261	\$ 0.11954	\$ 3,150	\$ 0.13500
			10,000	\$ 966	\$ 0.01614	\$ 2,859	\$ 0.03198	\$ 3,825	\$ 0.04812
			25,000	\$ 1,208	\$ 0.04834	\$ 3,338	\$ 0.13353	\$ 4,547	\$ 0.18187
			100	\$ 937	\$ 0.83150	\$ 1,080	\$ 0.96330	\$ 2,017	\$ 1.79480
			400	\$ 1,186	\$ 0.22522	\$ 1,369	\$ 0.54564	\$ 2,555	\$ 0.77086
56	H	Hazardous - Upfit	1,000	\$ 1,321	\$ 0.12797	\$ 1,696	\$ 0.43574	\$ 3,018	\$ 0.56371
			2,000	\$ 1,449	\$ 0.11887	\$ 2,132	\$ 0.11636	\$ 3,581	\$ 0.23524
			5,000	\$ 1,806	\$ 0.36122	\$ 2,481	\$ 0.49618	\$ 4,287	\$ 0.85740
63	-	(Numbering gap is due to hidden unused rows.)	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			500	\$ 742	\$ 0.09096	\$ 1,073	\$ 0.36002	\$ 1,815	\$ 0.45097
			1,000	\$ 787	\$ 0.06874	\$ 1,253	\$ 0.27022	\$ 2,041	\$ 0.33896
64	R-3	CUSTOM OR MODEL SINGLE FAMILY DWELLING	2,500	\$ 890	\$ 0.04245	\$ 1,659	\$ 0.11608	\$ 2,549	\$ 0.15852
			5,000	\$ 996	\$ 0.03010	\$ 1,949	\$ 0.05953	\$ 2,945	\$ 0.08963
			10,000	\$ 1,147	\$ 0.11469	\$ 2,247	\$ 0.22466	\$ 3,393	\$ 0.33935
			500	\$ 218	\$ 0.00675	\$ 995	\$ 0.33300	\$ 1,213	\$ 0.33975
			1,000	\$ 221	\$ 0.01674	\$ 1,161	\$ 0.25059	\$ 1,383	\$ 0.26733
65	-	Single Family - REPEAT	2,500	\$ 247	\$ 0.00315	\$ 1,537	\$ 0.10773	\$ 1,784	\$ 0.11088
			5,000	\$ 254	\$ 0.00623	\$ 1,807	\$ 0.05533	\$ 2,061	\$ 0.06155
			10,000	\$ 286	\$ 0.02856	\$ 2,083	\$ 0.20833	\$ 2,369	\$ 0.23689
			400	\$ 487	\$ 0.06813	\$ 755	\$ 0.31715	\$ 1,242	\$ 0.38528
			800	\$ 514	\$ 0.05427	\$ 882	\$ 0.23740	\$ 1,396	\$ 0.29167
66	-	Single Family Modulares	2,000	\$ 579	\$ 0.03180	\$ 1,167	\$ 0.10189	\$ 1,746	\$ 0.13369
			4,000	\$ 643	\$ 0.02350	\$ 1,370	\$ 0.05218	\$ 2,013	\$ 0.07568
			8,000	\$ 737	\$ 0.09211	\$ 1,579	\$ 0.19738	\$ 2,316	\$ 0.28948
			300	\$ 451	\$ 0.07735	\$ 608	\$ 0.34251	\$ 1,059	\$ 0.41986
			600	\$ 474	\$ 0.06695	\$ 711	\$ 0.25477	\$ 1,185	\$ 0.32172
67	-	Single Family Manufactured Homes	1,500	\$ 535	\$ 0.03609	\$ 940	\$ 0.10913	\$ 1,475	\$ 0.14522
			3,000	\$ 589	\$ 0.02851	\$ 1,104	\$ 0.05569	\$ 1,693	\$ 0.08420
			6,000	\$ 674	\$ 0.11236	\$ 1,271	\$ 0.21184	\$ 1,945	\$ 0.32420
			500	\$ 603	\$ 0.07138	\$ 796	\$ 0.26704	\$ 1,399	\$ 0.33843
			1,000	\$ 639	\$ 0.05497	\$ 929	\$ 0.20023	\$ 1,568	\$ 0.25520
68	-	Single Family Duplex	2,500	\$ 721	\$ 0.03331	\$ 1,229	\$ 0.08598	\$ 1,951	\$ 0.11929
			5,000	\$ 805	\$ 0.02397	\$ 1,444	\$ 0.04407	\$ 2,249	\$ 0.06804
			10,000	\$ 925	\$ 0.09246	\$ 1,665	\$ 0.16647	\$ 2,589	\$ 0.25893
			300	\$ 603	\$ 0.11897	\$ 722	\$ 0.40389	\$ 1,326	\$ 0.52286
			600	\$ 639	\$ 0.09161	\$ 844	\$ 0.30307	\$ 1,483	\$ 0.39468
69	-	Single Family Townhomes	1,500	\$ 721	\$ 0.05552	\$ 1,116	\$ 0.13018	\$ 1,838	\$ 0.18570
			3,000	\$ 805	\$ 0.03996	\$ 1,312	\$ 0.06675	\$ 2,116	\$ 0.10671
			6,000	\$ 925	\$ 0.15410	\$ 1,512	\$ 0.25197	\$ 2,436	\$ 0.40607
			500	\$ 87	\$ 0.00928	\$ 750	\$ 0.25668	\$ 837	\$ 0.26597
			1,000	\$ 92	\$ 0.00550	\$ 878	\$ 0.18787	\$ 970	\$ 0.19337
70	-	Single Family Remodel / Upfit (whole house)	2,500	\$ 100	\$ 0.00433	\$ 1,160	\$ 0.08006	\$ 1,260	\$ 0.08439
			5,000	\$ 111	\$ 0.00255	\$ 1,360	\$ 0.04049	\$ 1,471	\$ 0.04304
			10,000	\$ 124	\$ 0.01238	\$ 1,563	\$ 0.15625	\$ 1,686	\$ 0.16863
-	-	END OF FEE LIST	-						

* Numbering gaps in the fee list above reflect some restructuring and/or elimination of fee titles during the study

** All fees include MPE plan checks and inspections.

*** - See below:

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

CONSTRUCTION STANDARDS

VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION

Fee # *	ICC (UBC) Use Type	Occupancy **	Size Basis (square feet)	PLAN CHECK		INSPECTION		TOTAL	
				Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***

EXPLANATION OF NEW CONSTRUCTION FEE INCREMENTS

1	The increments are the cost per additional square footage added to the base fee for that size tier.
2	The first 4 increments for any occupancy represent the cost per square foot of the gap between each tier, in order to allow a smooth transition between tier sizes used to calculate the base cost.
3	The incremental figure is calculated by dividing the increase in cost by the increase in square footage. Since the changes between the cost and the sizes between tiers are not equal in all cases—across occupancies or within occupancy types—the increments will not be consistent or follow any particular pattern. In your case, the increments seem to decline as the size gets larger, which is a coincidence and not a universal result. In fact, for some studies, the increments will vary whether they increase or decrease.
4	There is no expectation that the cost of the increment will go down for the next tier size. However, the overall cost per sf will almost always go down and will never increase. (If the cost per sf for the tiers goes up, it is cause for concern and additional review/explanation. I have seen a few examples where the cost per sf legitimately went up, but that is usually because a particular threshold triggers some sort of significant additional review or inspection.)
5	The incremental fee amounts are not equal to the cost per square foot of the actual size. For example, the cost per square foot of a 2000 sf will be greater than for a 4000 sf one and a 10,000 sf one.
6	By using this increment, we can ensure, for example, that a 3,999 sf occupancy will be slightly less (one sf cost increment) than a 4,000 sf one. By using the tiers, we can ensure that the economies of scale for larger sizes are recognized.
7	For the 5th increment, there is no final/larger tier to calculate the increment to the next size. However, you need an increment to get you from the highest tier size to infinity. Consequently, we calculate the cost per sf for the largest tier and use it for the increment. This true cost per sf increment, therefore, is larger than the other increments, which appears to indicate that the cost per sf increases. However, the cost per sf is less than previous tiers (see point 5 above).

Construction Standards Department

RESULTS ANALYSIS - MISCELLANEOUS ITEMS

Fee Service Information			Total Full Cost Results (Unit)			
Fee #	Fee Title	Annual Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
1	UNIT FEES:	-	\$ -	\$ -	\$ -	0%
2	Cellular / Mobile Phone Tower - New - Each	6.0	\$ 347.76	\$ 442.34	\$ (94.58)	79%
3	Cellular / Mobile Phone Tower - Addition/Alteration - Each	69.0	\$ 283.88	\$ 362.44	\$ (78.56)	78%
4	Certificate of Occupancy	-	\$ 247.41	\$ 327.15	\$ (79.74)	76%
5	Change of Occupancy	-	\$ 282.72	\$ 372.79	\$ (90.07)	76%
6	Existing Certificate of Occupancy [NEW in 2024]	50.0	\$ 69.98	\$ 66.43	\$ 3.55	105%
7	Daycare [NEW in 2024]	18.0	\$ 247.41	\$ 570.34	\$ (322.93)	43%
8	ABC Permit [NEW in 2024]	54.0	\$ 247.41	\$ 240.64	\$ 6.77	103%
9	Licensed Care Facility-Group Home, etc. [NEW in 2024]	12.0	\$ 247.41	\$ 570.34	\$ (322.93)	43%
10	Temporary Occupancy Permit	-	\$ 71.32	\$ 102.97	\$ (31.65)	69%
11	Change of Contractor Fee	-	\$ 65.72	\$ 94.67	\$ (28.95)	69%
12	Deck - First 200 sf	46.0	\$ 212.17	\$ 277.44	\$ (65.27)	76%
13	Deck - Each additional 50 sf	26.0	\$ 32.78	\$ 44.49	\$ (11.71)	74%
14	Demolition (entire building)	58.0	\$ 105.25	\$ 143.11	\$ (37.86)	74%
15	Demolition (interior/ partial)	71.0	\$ 219.62	\$ 288.81	\$ (69.19)	76%
16	0	-	\$ -	\$ -	\$ -	0%
17	Freestanding Wall (masonry) - Up to 6' - First 100 lf	-	\$ 289.94	\$ 378.15	\$ (88.21)	77%
18	Freestanding Wall (masonry) - Up to 6' - Each additional 50 lf	-	\$ 59.01	\$ 80.86	\$ (21.85)	73%
19	Freestanding Wall (masonry) - Greater than 6' (engineered) - First 100 lf	-	\$ 337.24	\$ 437.94	\$ (100.70)	77%
20	Freestanding Wall (masonry) - Greater than 6' (engineered) - Each additional 50 lf	-	\$ 63.12	\$ 86.10	\$ (22.98)	73%
21	{unused}	-	\$ -	\$ -	\$ -	0%
22	Fireplace/ BBQ - Masonry - Each	-	\$ 282.11	\$ 367.71	\$ (85.60)	77%
23	{unused}	-	\$ -	\$ -	\$ -	0%
24	Foundation and/or slab Repair - First 100 sf	9.0	\$ 359.98	\$ 465.26	\$ (105.28)	77%
25	Foundation and/or slab Repair - Each additional 100 sf	-	\$ 74.85	\$ 100.75	\$ (25.90)	74%
26	Structural Repair- First 100 sf	7.0	\$ 309.70	\$ 403.19	\$ (93.49)	77%
27	Structural Repair- Each additional 100 sf	-	\$ 74.85	\$ 100.75	\$ (25.90)	74%
28	{unused}	-	\$ -	\$ -	\$ -	0%
29	Issuance of Stop Work Orders	-	\$ 748.66	\$ 997.30	\$ (248.64)	75%
30	Investigation Fee for non-permitted construction	-	\$ 732.20	\$ 976.34	\$ (244.14)	75%
31	{unused}	-	\$ -	\$ -	\$ -	0%
32	Notices and Order Housing Code Violations	-	\$ 732.20	\$ 976.34	\$ (244.14)	75%
33	Notice and Order Dangerous Bldg Code	-	\$ 732.20	\$ 976.34	\$ (244.14)	75%
34	{unused}	-	\$ -	\$ -	\$ -	0%

Construction Standards Department

RESULTS ANALYSIS - MISCELLANEOUS ITEMS

Fee Service Information			Total Full Cost Results (Unit)			
Fee #	Fee Title	Annual Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
35	MISCELLANEOUS STRUCTURES:	-	\$ -	\$ -	\$ -	0%
36	Accessory Building - COMMERCIAL - First 500 sf	11.0	\$ 553.35	\$ 709.66	\$ (156.31)	78%
37	Accessory Building - COMMERCIAL - Each additional 500 sf	6.0	\$ 52.21	\$ 67.68	\$ (15.47)	77%
38	Accessory Buildings with MEP - COMMERCIAL - First 500 sf	4.0	\$ 661.64	\$ 847.16	\$ (185.52)	78%
39	Accessory Buildings with MEP - COMMERCIAL - Each additional 500 sf	5.0	\$ 54.24	\$ 70.21	\$ (15.97)	77%
40	{unused}	-	\$ -	\$ -	\$ -	0%
41	Accessory Structure / Garage - Detached Residential (No MEP) - First 500 sf	291.0	\$ 317.85	\$ 410.74	\$ (92.89)	77%
42	Accessory Structure / Garage - Detached Residential (No MEP) - Each additional 500 sf	-	\$ 52.21	\$ 67.68	\$ (15.47)	77%
43	Accessory Structure / Garage - Detached Residential (With MEP) - First 500 sf	67.0	\$ 447.95	\$ 577.23	\$ (129.28)	78%
44	Accessory Structure / Garage - Detached Residential (With MEP) - Each additional 500 sf	-	\$ 109.37	\$ 140.44	\$ (31.07)	78%
45	Accessory Dwelling Unit [NEW in 2024]	23.0	\$ 517.93	\$ 174.49	\$ 343.44	297%
46	Addition - Standard Room - First 300 sf	878.0	\$ 362.63	\$ 469.95	\$ (107.32)	77%
47	Addition - Standard Room - Each additional 300 sf (or portion thereof)	-	\$ 35.10	\$ 46.39	\$ (11.29)	76%
48	Addition - Bathroom - First 300 sf	-	\$ 462.21	\$ 597.75	\$ (135.54)	77%
49	Addition - Bathroom - Each additional 300 sf (or portion thereof)	-	\$ 43.32	\$ 56.87	\$ (13.55)	76%
50	Addition - Kitchen - First 300 sf	-	\$ 462.21	\$ 597.75	\$ (135.54)	77%
51	Addition - Kitchen - Each additional 300 sf (or portion thereof)	-	\$ 43.32	\$ 56.87	\$ (13.55)	76%
52	Addition - 2nd Floor Enhancement - First 300 sf (in addition to room-specific fee)	-	\$ 381.58	\$ 495.03	\$ (113.45)	77%
53	Addition - 2nd Floor Enhancement - Each additional 300 sf (or portion thereof) (in addition to room-specific fee)	-	\$ 39.21	\$ 51.63	\$ (12.42)	76%
54	{unused}	-	\$ -	\$ -	\$ -	0%
55	Remodel - Standard Room - First 300 sf	-	\$ 247.44	\$ 323.20	\$ (75.76)	77%
56	Remodel - Standard Room - Each Additional 300 sf (or portion thereof)	-	\$ 30.98	\$ 41.15	\$ (10.17)	75%
57	Remodel - Bathroom - First 300 sf	-	\$ 300.12	\$ 391.26	\$ (91.14)	77%
58	Remodel - Bathroom - Each Additional 300 sf (or portion thereof)	-	\$ 39.21	\$ 51.63	\$ (12.42)	76%

Construction Standards Department

RESULTS ANALYSIS - MISCELLANEOUS ITEMS

Fee Service Information			Total Full Cost Results (Unit)			
Fee #	Fee Title	Annual Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
59	Remodel - Kitchen - First 300 sf	-	\$ 300.12	\$ 391.26	\$ (91.14)	77%
60	Remodel - Kitchen - Each Additional 300 sf (or portion thereof)	-	\$ 43.32	\$ 56.87	\$ (13.55)	76%
61	{unused}	-	\$ -	\$ -	\$ -	0%
62	Awnings & Canopies - First 100 sf	7.0	\$ 350.89	\$ 448.19	\$ (97.30)	78%
63	Awnings & Canopies - Each additional 50 sf	-	\$ 36.98	\$ 48.55	\$ (11.57)	76%
64	{unused}	-	\$ -	\$ -	\$ -	0%
65	Construction Trailers (includes MEPs) - Each	2.0	\$ 309.18	\$ 398.44	\$ (89.26)	78%
66	{unused}	-	\$ -	\$ -	\$ -	0%
67	Mobile Units (includes MEPs) - Each	28.0	\$ 452.25	\$ 579.08	\$ (126.83)	78%
68	Modular Sales Centers (includes MEPs) - Each	7.0	\$ 452.25	\$ 579.08	\$ (126.83)	78%
69	Modular Classrooms [NEW in 2024]	17.0	\$ 452.25	\$ 579.08	\$ (126.83)	78%
70	Patio Cover - First 100 sf	-	\$ 249.06	\$ 324.33	\$ (75.27)	77%
71	Patio Cover - Each additional 50 sf	-	\$ 22.75	\$ 30.67	\$ (7.92)	74%
72	Patio Room / Sunroom (enclosed) - First 100 sf	-	\$ 246.17	\$ 320.18	\$ (74.01)	77%
73	Patio Room / Sunroom (enclosed) - Each additional 50 sf	-	\$ 22.75	\$ 30.67	\$ (7.92)	74%
74	Storage Shed - First 150 sf	-	\$ 246.17	\$ 320.18	\$ (74.01)	77%
75	Storage Shed - Each additional 100 sf	-	\$ 22.75	\$ 30.67	\$ (7.92)	74%
76	{unused}	-	\$ -	\$ -	\$ -	0%
77	Notices and Order Housing Code Violations	-	\$ 426.63	\$ 563.15	\$ (136.52)	76%
78	Notice and Order Dangerous Bldg Code	-	\$ 426.63	\$ 563.15	\$ (136.52)	76%
79	{unused}	-	\$ -	\$ -	\$ -	0%
80	Paint Booth	4.0	\$ 420.06	\$ 539.73	\$ (120)	78%
81	{unused}	-	\$ -	\$ -	\$ -	0%
82	{unused}	-	\$ -	\$ -	\$ -	0%
83	Partition-commercial - First 100 lf	-	\$ 336.75	\$ 432.06	\$ (95)	78%
84	Each additional 50 lf	-	\$ 41.21	\$ 53.81	\$ (13)	77%
85	Racks / High Storage (Over 6' - 10') - First 100 lineal feet	13.0	\$ 420.73	\$ 538.25	\$ (118)	78%
86	Racks / High Storage (Over 6' - 10') - Each Additional 100 lineal feet	-	\$ 55.97	\$ 70.43	\$ (14.46)	79%
87	Racks / High Storage (Over 10') - First 100 lineal feet	-	\$ 541.53	\$ 690.41	\$ (148.88)	78%
88	Racks / High Storage (Over 10') - Each Additional 100 lineal feet	-	\$ 71.14	\$ 89.38	\$ (18)	80%
89	Re-roofing - Commercial - First 10 Squares	12.0	\$ 265.91	\$ 341.72	\$ (76)	78%
90	Each additional 10 squares	-	\$ 38.04	\$ 49.65	\$ (12)	77%
91	Roof structure replacement - Per 100 sf	3.0	\$ 369.21	\$ 472.16	\$ (102.95)	78%
92	{unused}	-	\$ -	\$ -	\$ -	0%

Construction Standards Department

RESULTS ANALYSIS - MISCELLANEOUS ITEMS

Fee Service Information			Total Full Cost Results (Unit)			
Fee #	Fee Title	Annual Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
93	Retaining Wall - First 100 lf	48.0	\$ 327.57	\$ 419.30	\$ (91.73)	78%
94	Each additional 50 lf	-	\$ 50.24	\$ 65.00	\$ (14.76)	77%
95	Retaining Wall (design required) - First 100 lf	-	\$ 410.74	\$ 524.15	\$ (113.41)	78%
96	Each additional 50 lf	-	\$ 57.32	\$ 73.84	\$ (16.52)	78%
97	{unused}	-	\$ -	\$ -	\$ -	0%
98	Sauna - Each	-	\$ 149.08	\$ 196.49	\$ (47.41)	76%
99	Siding / stucco / veneer - First 100 sf	-	\$ 102.18	\$ 136.74	\$ (34.56)	75%
100	Each additional 100 sf	-	\$ 72.12	\$ 93.56	\$ (21.44)	77%
101	{unused}	-	\$ -	\$ -	\$ -	0%
102	Sign - Pole - Each	28.0	\$ 288.03	\$ 371.55	\$ (83.52)	78%
103	Sign - Monument - Each	22.0	\$ 243.10	\$ 314.49	\$ (71.39)	77%
104	Sign - Wall / Roof - Each	62.0	\$ 282.27	\$ 364.21	\$ (81.94)	78%
105	{unused}	-	\$ -	\$ -	\$ -	0%
106	Skylight w/o structural modification - Each	-	\$ 211.43	\$ 273.53	\$ (62.10)	77%
107	Skylight w/structural modifications - Each	-	\$ 373.53	\$ 477.96	\$ (104.43)	78%
108	{unused}	-	\$ -	\$ -	\$ -	0%
109	{unused}	-	\$ -	\$ -	\$ -	0%
110	Solar Water Heating Sys - roof mounted - Each System	-	\$ 462.44	\$ 593.11	\$ (130.67)	78%
111	Solar Water Heating Sys - ground mounted - Each System	-	\$ 457.38	\$ 586.80	\$ (129.42)	78%
112	Solar Photovoltaic Sys - ground mounted - Per Residential System	-	\$ 427.76	\$ 549.06	\$ (121.30)	78%
113	Solar Photovoltaic Sys - roof mounted - Per Residential System	-	\$ 538.29	\$ 687.86	\$ (149.57)	78%
114	Solar PV - Commercial System - First 1000 sf	9.0	\$ 642.65	\$ 819.28	\$ (176.63)	78%
115	Solar PV - Commercial System - Each additional 500 sf	-	\$ 323.93	\$ 417.90	\$ (93.97)	78%
116	{unused}	-	\$ -	\$ -	\$ -	0%
117	Suspended Ceiling - First 100 sf	-	\$ 284.91	\$ 366.02	\$ (81.11)	78%
118	Suspended Ceiling - Each additional 100 sf	-	\$ 50.24	\$ 65.00	\$ (14.76)	77%
119	{unused}	-	\$ -	\$ -	\$ -	0%

Construction Standards Department

RESULTS ANALYSIS - MISCELLANEOUS ITEMS

Fee Service Information			Total Full Cost Results (Unit)			
Fee #	Fee Title	Annual Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
120	Swimming Pool/Spa (including barriers, equipment, and MPE's):	-	\$ -	\$ -	\$ -	0%
121	Commercial Pool: In-ground - First 800 sf	12.0	\$ 585.13	\$ 749.41	\$ (164.28)	78%
122	Commercial Pool: In-ground - Each additional 100 sf	-	\$ 75.68	\$ 97.30	\$ (21.62)	78%
123	Commercial Pool (above ground / hot tubs) - Each	-	\$ 407.86	\$ 524.84	\$ (116.98)	78%
124	{unused}	-	\$ -	\$ -	\$ -	0%
125	Residential Pool: In-ground - First 800 sf	88.0	\$ 370.73	\$ 481.58	\$ (110.85)	77%
126	Residential Pool: In-ground - Each additional 100 sf	-	\$ 43.32	\$ 56.87	\$ (13.55)	76%
127	Residential Pool (above ground/ hot tubs) - Each	15.0	\$ 297.63	\$ 387.14	\$ (89.51)	77%
128	Swimming Pool/Spa remodel - up to 800 sf	-	\$ 295.90	\$ 384.65	\$ (88.75)	77%
129	Swimming Pool/Spa remodel - Each additional 100 sf	-	\$ 43.32	\$ 56.87	\$ (13.55)	76%
130	Barriers (fence and / or wall modifications) - Add-on or repair	-	\$ 133.05	\$ 176.53	\$ (43.48)	75%
131	Accessible Upgrades	-	\$ 327.98	\$ 421.92	\$ (93.94)	78%
132	{unused}	-	\$ -	\$ -	\$ -	0%
133	Erosion and Sediment Control (Placeholder Fees for Future Consideration and Review):	-	\$ -	\$ -	\$ -	0%
134	Erosion and Sediment Control Plan Review - First Acre (or portion thereof)	-	\$ 415.15	\$ -	\$ 415.15	0%
135	Erosion and Sediment Control Plan Review - Each Additional Acre (or portion thereof)	-	\$ 105.10	\$ -	\$ 105.10	0%
136	Erosion and Sediment Complaints (annual)	-	\$ 210.04	\$ -	\$ 210.04	0%
137	{unused}	-	\$ -	\$ -	\$ -	0%

Construction Standards Department

RESULTS ANALYSIS - MISCELLANEOUS ITEMS

Fee Service Information			Total Full Cost Results (Unit)			
Fee #	Fee Title	Annual Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
138	COST RECOVERY STAFF HOURLY RATES:	-	\$ -	\$ -	\$ -	0%
139	Services Beyond Standard Fee (per the Director) (hourly rate)	-	\$ -	\$ -	\$ -	0%
140	After Hours Inspection Fee (4 hours minimum) - per hour	-	\$ 102.32	\$ 128.53	\$ (26.21)	80%
141	Records Research (first 1/2 hour)	-	\$ 46.19	\$ 62.83	\$ (16.64)	74%
142	Each Additional 1/2 hour (or portion thereof)	-	\$ 40.02	\$ 52.36	\$ (12.34)	76%
143	Supplemental Plan Check Fee (first 1/2 hour)	-	\$ 67.37	\$ 82.73	\$ (15.36)	81%
144	Each Additional 1/2 hour (or portion thereof)	-	\$ 50.57	\$ 63.17	\$ (12.60)	80%
145	Supplemental Inspection Fee (first 1/2 hour)	-	\$ 57.94	\$ 71.97	\$ (14.03)	81%
146	Each Additional 1/2 hour (or portion thereof)	-	\$ 41.14	\$ 52.41	\$ (11.27)	78%
147	Permit Associate (per hour)	-	\$ 57.81	\$ 83.04	\$ (25.23)	70%
148	Code Enforcement Officer - Blended (per hour)	-	\$ 82.28	\$ 104.82	\$ (22.54)	78%
149	Lead Code Enforcement Officer (per hour)	-	\$ 110.19	\$ 112.58	\$ (2.39)	98%
150	Code Facilitator - Plan Review (per hour)	-	\$ 101.13	\$ 126.33	\$ (25.20)	80%
151	Building Permit Supervisor (per hour)	-	\$ 61.68	\$ 104.74	\$ (43.06)	59%
152	Deputy Chief Codes Enforcement (per hour)	-	\$ 114.70	\$ 146.26	\$ (31.56)	78%
153	Chief Codes Enforcement Officer (per hour)	-	\$ 118.24	\$ 171.64	\$ (53.40)	69%
154	{unused}	-	\$ -	\$ -	\$ -	0%
155	{unused}	-	\$ -	\$ -	\$ -	0%
156	NON-FEE ACTIVITIES:	-	\$ -	\$ -	\$ -	0%
157	Information / Counter: Pre-Project Support (annual)	-	\$ -	\$ 5,752.58	\$ (5,752.58)	0%
158	Information / Counter: Public Information (annual)	-	\$ -	\$ 6,429.35	\$ (6,429.35)	0%
159	Building Code Enforcement (annual)	-	\$ -	\$ 9,234.14	\$ (9,234.14)	0%
160	Zoning Code Enforcement (annual)	-	\$ -	\$ 4,339.19	\$ (4,339.19)	0%
161	Other (Nuisance) Code Enforcement (annual)	-	\$ -	\$ 8,954.59	\$ (8,954.59)	0%
162	Other Commission / Committee Support (annual)	-	\$ -	\$ 8,284.70	\$ (8,284.70)	0%
163	Public Records Request (annual)	-	\$ -	\$ 4,652.28	\$ (4,652.28)	0%
164	{unused}	-	\$ -	\$ -	\$ -	0%
165	Other Non-Fee Activities (annual)	-	\$ -	\$ -	\$ -	0%
166	{unused}	-	\$ -	\$ 628.43	\$ (628.43)	0%

Construction Standards Department

RESULTS ANALYSIS - MISCELLANEOUS ITEMS

Fee Service Information			Total Full Cost Results (Unit)			
Fee #	Fee Title	Annual Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
167	SUPPORT TO OTHER DEPARTMENTS / DIVISIONS:	-	\$ -	\$ -	\$ -	0%
168	Support to Plannning (annual)	-	\$ -	\$ 3,380.70	\$ (3,380.70)	0%
169	Support to Cabarrus County Fire Prevention (annual)	-	\$ -	\$ 5,699.22	\$ (5,699.22)	0%
170	Support to Cabarrus County Fire Operations (annual)	-	\$ -	\$ -	\$ -	0%
171	Support to Engineering (annual)	-	\$ -	\$ 314.22	\$ (314.22)	0%
172	Support to Police (annual)	-	\$ -	\$ -	\$ -	0%
173	Support to Redevelopment (annual)	-	\$ -	\$ -	\$ -	0%
174	Support to Recreation (annual)	-	\$ -	\$ -	\$ -	0%
175	Support to All Other Departments (annual)	-	\$ -	\$ 3,301.19	\$ (3,301.19)	0%
176	Support to Other Jurisdictions (annual)	-	\$ -	\$ 12,147.02	\$ (12,147.02)	0%
177	{unused}	-	\$ -	\$ -	\$ -	0%
178	{unused}	-	\$ -	\$ -	\$ -	0%
179	FEES WITHOUT COST CALCULATIONS (placeholders):	-	\$ -	\$ -	\$ -	0%
180	Impact Fees	-	\$ -	\$ -	\$ -	0%
181	Facility Fees	-	\$ -	\$ -	\$ -	0%
182	Expedited Plan Check Fee [no cost analysis]	-	\$ -	\$ -	\$ -	0%
183	Expired Permit Fee [at the discretion of the Director]	-	\$ -	\$ -	\$ -	0%
184	END OF FEE LIST	-	\$ -	\$ -	\$ -	0%
	Adjustment for Suballocated Costs:	-		\$ (6,600.99)	\$ 6,600.99	0%

TOTALS:

Construction Standards Department

RESULTS ANALYSIS - MISCELLANEOUS ITEMS

Fee Service Information			Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Fee Title	Annual Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
1	UNIT FEES:	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
2	Cellular / Mobile Phone Tower - New - Each	6.0	\$ 2,087	\$ 2,654	\$ (567)	79%	\$ 2,087	\$ 2,654	\$ (567)	79%
3	Cellular / Mobile Phone Tower - Addition/Alteration - Each	69.0	\$ 19,588	\$ 25,008	\$ (5,421)	78%	\$ 19,588	\$ 25,008	\$ (5,421)	78%
4	Certificate of Occupancy	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
5	Change of Occupancy	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
6	Existing Certificate of Occupancy [NEW in 2024]	50.0	\$ 3,499	\$ 3,322	\$ 178	105%	\$ 3,499	\$ 3,322	\$ 178	105%
7	Daycare [NEW in 2024]	18.0	\$ 4,453	\$ 10,266	\$ (5,813)	43%	\$ 4,453	\$ 10,266	\$ (5,813)	43%
8	ABC Permit [NEW in 2024]	54.0	\$ 13,360	\$ 12,995	\$ 366	103%	\$ 13,360	\$ 12,995	\$ 366	103%
9	Licensed Care Facility-Group Home, etc. [NEW in 2024]	12.0	\$ 2,969	\$ 6,844	\$ (3,875)	43%	\$ 2,969	\$ 6,844	\$ (3,875)	43%
10	Temporary Occupancy Permit	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
11	Change of Contractor Fee	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
12	Deck - First 200 sf	46.0	\$ 9,760	\$ 12,762	\$ (3,002)	76%	\$ 9,760	\$ 12,762	\$ (3,002)	76%
13	Deck - Each additional 50 sf	26.0	\$ 852	\$ 1,157	\$ (304)	74%	\$ 852	\$ 1,157	\$ (304)	74%
14	Demolition (entire building)	58.0	\$ 6,105	\$ 8,300	\$ (2,196)	74%	\$ 6,105	\$ 8,300	\$ (2,196)	74%
15	Demolition (interior/ partial)	71.0	\$ 15,593	\$ 20,506	\$ (4,912)	76%	\$ 15,593	\$ 20,506	\$ (4,912)	76%
16	0	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
17	Freestanding Wall (masonry) - Up to 6' - First 100 lf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
18	Freestanding Wall (masonry) - Up to 6' - Each additional 50 lf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
19	Freestanding Wall (masonry) - Greater than 6' (engineered) First 100 lf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
20	Freestanding Wall (masonry) - Greater than 6' (engineered) Each additional 50 lf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
21	{unused}	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
22	Fireplace/ BBQ - Masonry - Each	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
23	{unused}	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
24	Foundation and/or slab Repair - First 100 sf	9.0	\$ 3,240	\$ 4,187	\$ (948)	77%	\$ 3,240	\$ 4,187	\$ (948)	77%
25	Foundation and/or slab Repair - Each additional 100 sf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
26	Structural Repair- First 100 sf	7.0	\$ 2,168	\$ 2,822	\$ (654)	77%	\$ 2,168	\$ 2,822	\$ (654)	77%
27	Structural Repair- Each additional 100 sf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
28	{unused}	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
29	Issuance of Stop Work Orders	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
30	Investigation Fee for non-permitted construction	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
31	{unused}	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
32	Notices and Order Housing Code Violations	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
33	Notice and Order Dangerous Bldg Code	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
34	{unused}	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Construction Standards Department

RESULTS ANALYSIS - MISCELLANEOUS ITEMS

Fee Service Information			Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Fee Title	Annual Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
35	MISCELLANEOUS STRUCTURES:	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
36	Accessory Building - COMMERCIAL - First 500 sf	11.0	\$ 6,087	\$ 7,806	\$ (1,719)	78%	\$ 6,087	\$ 7,806	\$ (1,719)	78%
37	Accessory Building - COMMERCIAL - Each additional 500 sf	6.0	\$ 313	\$ 406	\$ (93)	77%	\$ 313	\$ 406	\$ (93)	77%
38	Accessory Buildings with MEP - COMMERCIAL - First 500 sf	4.0	\$ 2,647	\$ 3,389	\$ (742)	78%	\$ 2,647	\$ 3,389	\$ (742)	78%
39	Accessory Buildings with MEP - COMMERCIAL - Each additional 500 sf	5.0	\$ 271	\$ 351	\$ (80)	77%	\$ 271	\$ 351	\$ (80)	77%
40	{unused}	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
41	Accessory Structure / Garage - Detached Residential (No MEP) - First 500 sf	291.0	\$ 92,494	\$ 119,525	\$ (27,031)	77%	\$ 92,494	\$ 119,525	\$ (27,031)	77%
42	Accessory Structure / Garage - Detached Residential (No MEP) - Each additional 500 sf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
43	Accessory Structure / Garage - Detached Residential (With MEP) - First 500 sf	67.0	\$ 30,013	\$ 38,674	\$ (8,662)	78%	\$ 30,013	\$ 38,674	\$ (8,662)	78%
44	Accessory Structure / Garage - Detached Residential (With MEP) - Each additional 500 sf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
45	Accessory Dwelling Unit [NEW in 2024]	23.0	\$ 11,912	\$ 4,013	\$ 7,899	297%	\$ 11,912	\$ 4,013	\$ 7,899	297%
46	Addition - Standard Room - First 300 sf	878.0	\$ 318,389	\$ 412,616	\$ (94,227)	77%	\$ 318,389	\$ 412,616	\$ (94,227)	77%
47	Addition - Standard Room - Each additional 300 sf (or portion thereof)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
48	Addition - Bathroom - First 300 sf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
49	Addition - Bathroom - Each additional 300 sf (or portion thereof)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
50	Addition - Kitchen - First 300 sf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
51	Addition - Kitchen - Each additional 300 sf (or portion thereof)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
52	Addition - 2nd Floor Enhancement - First 300 sf (in addition to room-specific fee)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
53	Addition - 2nd Floor Enhancement - Each additional 300 sf (or portion thereof) (in addition to room-specific fee)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
54	{unused}	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
55	Remodel - Standard Room - First 300 sf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
56	Remodel - Standard Room - Each Additional 300 sf (or portion thereof)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
57	Remodel - Bathroom - First 300 sf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
58	Remodel - Bathroom - Each Additional 300 sf (or portion thereof)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Construction Standards Department

RESULTS ANALYSIS - MISCELLANEOUS ITEMS

Fee Service Information			Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Fee Title	Annual Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
59	Remodel - Kitchen - First 300 sf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
60	Remodel - Kitchen - Each Additional 300 sf (or portion thereof)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
61	{unused}	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
62	Awnings & Canopies - First 100 sf	7.0	\$ 2,456	\$ 3,137	\$ (681)	78%	\$ 2,456	\$ 3,137	\$ (681)	78%
63	Awnings & Canopies - Each additional 50 sf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
64	{unused}	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
65	Construction Trailers (includes MEPs) - Each	2.0	\$ 618	\$ 797	\$ (179)	78%	\$ 618	\$ 797	\$ (179)	78%
66	{unused}	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
67	Mobile Units (includes MEPs) - Each	28.0	\$ 12,663	\$ 16,214	\$ (3,551)	78%	\$ 12,663	\$ 16,214	\$ (3,551)	78%
68	Modular Sales Centers (includes MEPs) - Each	7.0	\$ 3,166	\$ 4,054	\$ (888)	78%	\$ 3,166	\$ 4,054	\$ (888)	78%
69	Modular Classrooms [NEW in 2024]	17.0	\$ 7,688	\$ 9,844	\$ (2,156)	78%	\$ 7,688	\$ 9,844	\$ (2,156)	78%
70	Patio Cover - First 100 sf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
71	Patio Cover - Each additional 50 sf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
72	Patio Room / Sunroom (enclosed) - First 100 sf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
73	Patio Room / Sunroom (enclosed) - Each additional 50 sf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
74	Storage Shed - First 150 sf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
75	Storage Shed - Each additional 100 sf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
76	{unused}	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
77	Notices and Order Housing Code Violations	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
78	Notice and Order Dangerous Bldg Code	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
79	{unused}	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
80	Paint Booth	4.0	\$ 1,680	\$ 2,159	\$ (479)	78%	\$ 1,680	\$ 2,159	\$ (479)	78%
81	{unused}	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
82	{unused}	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
83	Partition-commercial - First 100 lf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
84	Each additional 50 lf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
85	Racks / High Storage (Over 6' - 10') - First 100 lineal feet	13.0	\$ 5,469	\$ 6,997	\$ (1,528)	78%	\$ 5,469	\$ 6,997	\$ (1,528)	78%
86	Racks / High Storage (Over 6' - 10') - Each Additional 100 lineal feet	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
87	Racks / High Storage (Over 10') - First 100 lineal feet	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
88	Racks / High Storage (Over 10') - Each Additional 100 lineal feet	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
89	Re-roofing - Commercial - First 10 Squares	12.0	\$ 3,191	\$ 4,101	\$ (910)	78%	\$ 3,191	\$ 4,101	\$ (910)	78%
90	Each additional 10 squares	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
91	Roof structure replacement - Per 100 sf	3.0	\$ 1,108	\$ 1,416	\$ (309)	78%	\$ 1,108	\$ 1,416	\$ (309)	78%
92	{unused}	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Construction Standards Department

RESULTS ANALYSIS - MISCELLANEOUS ITEMS

Fee Service Information			Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Fee Title	Annual Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
93	Retaining Wall - First 100 lf	48.0	\$ 15,723	\$ 20,126	\$ (4,403)	78%	\$ 15,723	\$ 20,126	\$ (4,403)	78%
94	Each additional 50 lf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
95	Retaining Wall (design required) - First 100 lf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
96	Each additional 50 lf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
97	{unused}	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
98	Sauna - Each	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
99	Siding / stucco / veneer - First 100 sf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
100	Each additional 100 sf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
101	{unused}	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
102	Sign - Pole - Each	28.0	\$ 8,065	\$ 10,403	\$ (2,339)	78%	\$ 8,065	\$ 10,403	\$ (2,339)	78%
103	Sign - Monument - Each	22.0	\$ 5,348	\$ 6,919	\$ (1,571)	77%	\$ 5,348	\$ 6,919	\$ (1,571)	77%
104	Sign - Wall / Roof - Each	62.0	\$ 17,501	\$ 22,581	\$ (5,080)	78%	\$ 17,501	\$ 22,581	\$ (5,080)	78%
105	{unused}	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
106	Skylight w/o structural modification - Each	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
107	Skylight w/structural modifications - Each	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
108	{unused}	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
109	{unused}	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
110	Solar Water Heating Sys - roof mounted - Each System	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
111	Solar Water Heating Sys - ground mounted - Each System	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
112	Solar Photovoltaic Sys - ground mounted - Per Residential System	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
113	Solar Photovoltaic Sys - roof mounted - Per Residential System	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
114	Solar PV - Commercial System - First 1000 sf	9.0	\$ 5,784	\$ 7,374	\$ (1,590)	78%	\$ 5,784	\$ 7,374	\$ (1,590)	78%
115	Solar PV - Commercial System - Each additional 500 sf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
116	{unused}	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
117	Suspended Ceiling - First 100 sf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
118	Suspended Ceiling - Each additional 100 sf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
119	{unused}	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Construction Standards Department

RESULTS ANALYSIS - MISCELLANEOUS ITEMS

Fee Service Information			Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Fee Title	Annual Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
120	Swimming Pool/Spa (including barriers, equipment, and MPE's):	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
121	Commercial Pool: In-ground - First 800 sf	12.0	\$ 7,022	\$ 8,993	\$ (1,971)	78%	\$ 7,022	\$ 8,993	\$ (1,971)	78%
122	Commercial Pool: In-ground - Each additional 100 sf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
123	Commercial Pool (above ground / hot tubs) - Each	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
124	{unused}	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
125	Residential Pool: In-ground - First 800 sf	88.0	\$ 32,624	\$ 42,379	\$ (9,755)	77%	\$ 32,624	\$ 42,379	\$ (9,755)	77%
126	Residential Pool: In-ground - Each additional 100 sf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
127	Residential Pool (above ground/ hot tubs) - Each	15.0	\$ 4,464	\$ 5,807	\$ (1,343)	77%	\$ 4,464	\$ 5,807	\$ (1,343)	77%
128	Swimming Pool/Spa remodel - up to 800 sf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
129	Swimming Pool/Spa remodel - Each additional 100 sf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
130	Barriers (fence and / or wall modifications) - Add-on or repair	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
131	Accessible Upgrades	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
132	{unused}	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
133	Erosion and Sediment Control (Placeholder Fees for Future Consideration and Review):	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
134	Erosion and Sediment Control Plan Review - First Acre (or portion thereof)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
135	Erosion and Sediment Control Plan Review - Each Additional Acre (or portion thereof)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
136	Erosion and Sediment Complaints (annual)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
137	{unused}	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Construction Standards Department

RESULTS ANALYSIS - MISCELLANEOUS ITEMS

Fee Service Information			Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Fee Title	Annual Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
138	COST RECOVERY STAFF HOURLY RATES:	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
139	Services Beyond Standard Fee (per the Director) (hourly rate)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
140	After Hours Inspection Fee (4 hours minimum) - per hour	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
141	Records Research (first 1/2 hour)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
142	Each Additional 1/2 hour (or portion thereof)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
143	Supplemental Plan Check Fee (first 1/2 hour)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
144	Each Additional 1/2 hour (or portion thereof)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
145	Supplemental Inspection Fee (first 1/2 hour)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
146	Each Additional 1/2 hour (or portion thereof)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
147	Permit Associate (per hour)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
148	Code Enforcement Officer - Blended (per hour)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
149	Lead Code Enforcement Officer (per hour)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
150	Code Facilitator - Plan Review (per hour)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
151	Building Permit Supervisor (per hour)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
152	Deputy Chief Codes Enforcement (per hour)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
153	Chief Codes Enforcement Officer (per hour)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
154	{unused}	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
155	{unused}	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
156	NON-FEE ACTIVITIES:	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
157	Information / Counter: Pre-Project Support (annual)	-	\$ -	\$ 5,753	\$ (5,753)	0%	\$ -	\$ -	\$ -	0%
158	Information / Counter: Public Information (annual)	-	\$ -	\$ 6,429	\$ (6,429)	0%	\$ -	\$ -	\$ -	0%
159	Building Code Enforcement (annual)	-	\$ -	\$ 9,234	\$ (9,234)	0%	\$ -	\$ -	\$ -	0%
160	Zoning Code Enforcement (annual)	-	\$ -	\$ 4,339	\$ (4,339)	0%	\$ -	\$ -	\$ -	0%
161	Other (Nuisance) Code Enforcement (annual)	-	\$ -	\$ 8,955	\$ (8,955)	0%	\$ -	\$ -	\$ -	0%
162	Other Commission / Committee Support (annual)	-	\$ -	\$ 8,285	\$ (8,285)	0%	\$ -	\$ -	\$ -	0%
163	Public Records Request (annual)	-	\$ -	\$ 4,652	\$ (4,652)	0%	\$ -	\$ -	\$ -	0%
164	{unused}	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
165	Other Non-Fee Activities (annual)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
166	{unused}	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Construction Standards Department

RESULTS ANALYSIS - MISCELLANEOUS ITEMS

Fee Service Information			Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Fee Title	Annual Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
167	SUPPORT TO OTHER DEPARTMENTS / DIVISIONS:	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
168	Support to Plannning (annual)	-	\$ -	\$ 3,381	\$ (3,381)	0%	\$ -	\$ -	\$ -	0%
169	Support to Cabarrus County Fire Prevention (annual)	-	\$ -	\$ 5,699	\$ (5,699)	0%	\$ -	\$ -	\$ -	0%
170	Support to Cabarrus County Fire Operations (annual)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
171	Support to Engineering (annual)	-	\$ -	\$ 314	\$ (314)	0%	\$ -	\$ -	\$ -	0%
172	Support to Police (annual)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
173	Support to Redevelopment (annual)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
174	Support to Recreation (annual)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
175	Support to All Other Departments (annual)	-	\$ -	\$ 3,301	\$ (3,301)	0%	\$ -	\$ -	\$ -	0%
176	Support to Other Jurisdictions (annual)	-	\$ -	\$ 12,147	\$ (12,147)	0%	\$ -	\$ -	\$ -	0%
177	{unused}	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
178	{unused}	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
179	FEES WITHOUT COST CALCULATIONS (placeholders):	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
180	Impact Fees	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
181	Facility Fees	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
182	Expedited Plan Check Fee [no cost analysis]	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
183	Expired Permit Fee [at the discretion of the Director]	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
184	END OF FEE LIST	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
	Adjustment for Suballocated Costs:	-	\$ -	\$ (6,601)	\$ 6,600.99	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS:			\$ 680,371	\$ 936,794	\$ (256,424)	73%	\$ 680,371	\$ 870,906	\$ (190,536)	78%
			Revenue Totals				Revenue Totals			

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - MPE ITEMS

Fee Service Information			Total Full Cost Results (Unit)			
Fee #	Fee Title	Annual Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
1	ADMINISTRATIVE (BASE) FEES:	-	\$ -	\$ -	\$ -	0%
2	Base Permit Issuance Fee (Single or Combo Permit)	5,120.0	\$ 69.98	\$ 91.03	\$ (21.05)	77%
3	-	-	\$ -	\$ -	\$ -	0%
4	MECHANICAL PERMIT FEES:	-	\$ -	\$ -	\$ -	0%
5	Heat Pump Changeout (split system)	-	\$ 55.13	\$ 70.23	\$ (15.10)	78%
6	Package System Changeout (residential)	2,462.0	\$ 49.37	\$ 62.89	\$ (13.52)	79%
7	Package System Changeouts/Rooftop Units (Commercial)	-	\$ 142.96	\$ 180.62	\$ (37.66)	79%
8	Minisplit Heat Pump	-	\$ 55.13	\$ 70.23	\$ (15.10)	78%
9	Compressor	-	\$ 55.13	\$ 70.23	\$ (15.10)	78%
10	Generators (gas lines, regulators)	5.0	\$ 161.06	\$ 203.68	\$ (42.62)	79%
11	Boilers/Chillers/Cooling Towers	3.0	\$ 198.09	\$ 250.85	\$ (52.76)	79%
12	Furnace Changeout	-	\$ 36.20	\$ 46.12	\$ (9.92)	78%
13	A/C and Coil Changeout	-	\$ 55.13	\$ 70.23	\$ (15.10)	78%
14	Duct only - up to 500 sf of area served	-	\$ 36.20	\$ 46.12	\$ (9.92)	78%
15	Duct only - each additional 100 sf	-	\$ 8.23	\$ 10.48	\$ (2.25)	79%
16	Exhaust System (hood and vent) Commercial	-	\$ 239.23	\$ 303.26	\$ (64.03)	79%
17	Exhaust system (kitchen, bath, dryer)	-	\$ 55.13	\$ 70.23	\$ (15.10)	78%
18	Fireplace & flue (manufactured)	-	\$ 55.13	\$ 70.23	\$ (15.10)	78%
19	Heating appliance (floor, wall, suspended, pool)	-	\$ 55.13	\$ 70.23	\$ (15.10)	78%
20	Miscellaneous equipment (not classified)	-	\$ 55.13	\$ 70.23	\$ (15.10)	78%
21	Process piping - each outlet	-	\$ 132.26	\$ 166.99	\$ (34.73)	79%
22	Refrigeration System (cooler/freezer)	-	\$ 198.91	\$ 251.90	\$ (52.99)	79%
23	Gas piping - each outlet	-	\$ 36.20	\$ 46.12	\$ (9.92)	78%
24	Steam piping	-	\$ 115.81	\$ 146.03	\$ (30.22)	79%
25	Duct Heater	-	\$ 36.20	\$ 46.12	\$ (9.92)	78%
26	Pool Heaters (REPLACEMENT / REPAIR)	-	\$ 28.80	\$ 36.69	\$ (7.89)	78%
27	Mechanical Inspection (per hour) - 1/2 hour minimum	-	\$ 88.06	\$ 113.13	\$ (25.07)	78%
28	Mechanical Plan Review (per hour) - 1/2 hour minimum	-	\$ 106.92	\$ 134.64	\$ (27.72)	79%
29	[outside of normal work hours - 4 hours minimum]	-	\$ -	\$ -	\$ -	0%
30	-	-	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - MPE ITEMS

Fee Service Information			Total Full Cost Results (Unit)			
Fee #	Fee Title	Annual Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
31	PLUMBING PERMIT FEES:	-	\$ -	\$ -	\$ -	0%
32	Backflow device (water) each	-	\$ 27.98	\$ 35.64	\$ (7.66)	79%
33	Backwater valve (sewer) each	-	\$ 27.98	\$ 35.64	\$ (7.66)	79%
34	Bar sink	-	\$ 20.57	\$ 26.21	\$ (5.64)	78%
35	Bidet	-	\$ 20.57	\$ 26.21	\$ (5.64)	78%
36	Bathtub	-	\$ 20.57	\$ 26.21	\$ (5.64)	78%
37	Clothes washer	-	\$ 20.57	\$ 26.21	\$ (5.64)	78%
38	Dishwasher	-	\$ 20.57	\$ 26.21	\$ (5.64)	78%
39	Emergency Shower/ Eyewash	-	\$ 27.98	\$ 35.64	\$ (7.66)	79%
40	Drinking fountain	-	\$ 20.57	\$ 26.21	\$ (5.64)	78%
41	Floor drain	-	\$ 20.57	\$ 26.21	\$ (5.64)	78%
42	Food waste grinder	-	\$ 20.57	\$ 26.21	\$ (5.64)	78%
43	Floor sink	-	\$ 20.57	\$ 26.21	\$ (5.64)	78%
44	Garbage disposal	-	\$ 20.57	\$ 26.21	\$ (5.64)	78%
45	Gas piping - each outlet	-	\$ 27.98	\$ 35.64	\$ (7.66)	79%
46	Grease Trap	-	\$ 41.14	\$ 52.41	\$ (11.27)	78%
47	Graywater system (residential)	-	\$ 55.13	\$ 70.23	\$ (15.10)	78%
48	Interceptor (FOG & sand)	-	\$ 55.13	\$ 70.23	\$ (15.10)	78%
49	Lavatory	-	\$ 20.57	\$ 26.21	\$ (5.64)	78%
50	Laundry sink	-	\$ 20.57	\$ 26.21	\$ (5.64)	78%
51	Irrigation & Backflow device	-	\$ 27.98	\$ 35.64	\$ (7.66)	79%
52	Medical gas system - each outlet	-	\$ 27.98	\$ 35.64	\$ (7.66)	79%
53	Medical vacuum system	-	\$ 101.82	\$ 128.21	\$ (26.39)	79%
54	-	-	\$ -	\$ -	\$ -	0%
55	Sewer Lateral	-	\$ 81.25	\$ 102.00	\$ (20.75)	80%
56	Sink (other than bar, floor or laundry)	-	\$ 20.57	\$ 26.21	\$ (5.64)	78%
57	Solar potable water heater	-	\$ 41.14	\$ 52.41	\$ (11.27)	78%
58	Solar pool/spa water heater	-	\$ 20.57	\$ 26.21	\$ (5.64)	78%
59	Shower pan or Mop pan	-	\$ 20.57	\$ 26.21	\$ (5.64)	78%
60	Swimming pool piping, gas & heater (REPLACEMENT / REPAIR)	-	\$ 81.25	\$ 102.00	\$ (20.75)	80%
61	Roof drains/leader (per drain)	-	\$ 61.71	\$ 78.62	\$ (16.91)	78%
62	Urinal	-	\$ 20.57	\$ 26.21	\$ (5.64)	78%
63	Water heater and vent (INCLUDING ALL HOOK-UPS)	299.0	\$ 41.14	\$ 52.41	\$ (11.27)	78%
64	Water Service lateral	-	\$ 20.57	\$ 26.21	\$ (5.64)	78%
65	Water distribuiton	-	\$ 41.14	\$ 52.41	\$ (11.27)	78%
66	Water closet (toilet)	-	\$ 20.57	\$ 26.21	\$ (5.64)	78%

Construction Standards Department

RESULTS ANALYSIS - MPE ITEMS

Fee Service Information			Total Full Cost Results (Unit)			
Fee #	Fee Title	Annual Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
67	Water softener	32.0	\$ 20.57	\$ 26.21	\$ (5.64)	78%
68	Whirlpool Tubs	-	\$ 13.99	\$ 17.82	\$ (3.83)	79%
69	Residential Sprinkler Systems (FIRE SUPPRESSION) [Coordination with Fire Prevention may also be required.]	134.0	\$ 268.40	\$ 339.17	\$ (70.77)	79%
70	Sumps and Ejectors	-	\$ 41.14	\$ 52.41	\$ (11.27)	78%
71	Plumbing Inspection (per hour) - 1/2 hour minimum	-	\$ 88.06	\$ 113.13	\$ (25.07)	78%
72	Plumbing Plan Review (per hour) - 1/2 hour minimum	-	\$ 106.92	\$ 134.64	\$ (27.72)	79%
73	[outside of normal work hours - 4 hours minimum]	-	\$ -	\$ -	\$ -	0%
74	Water/Sewer Replacement	111.0	\$ 20.57	\$ 26.21	\$ (5.64)	78%

Construction Standards Department

RESULTS ANALYSIS - MPE ITEMS

Fee Service Information			Total Full Cost Results (Unit)			
Fee #	Fee Title	Annual Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
75	ELECTRICAL PERMIT FEES:	-	\$ -	\$ -	\$ -	0%
76	Air Conditioner (New installation) - Commercial (per unit)	-	\$ 101.82	\$ 128.21	\$ (26.39)	79%
77	Air Conditioner (New installation) - Residential (per unit)	-	\$ 27.98	\$ 35.64	\$ (7.66)	79%
78	-	-	\$ -	\$ -	\$ -	0%
79	Miscellaneous equipment or appliance connection - Commercial (includes outlets and wiring)	-	\$ 41.14	\$ 52.41	\$ (11.27)	78%
80	Miscellaneous equipment or appliance connection - Residential (includes outlets and wiring)	722.0	\$ 27.98	\$ 35.64	\$ (8)	79%
81	Sub-Panel (up to 200 amps)	-	\$ 27.98	\$ 35.64	\$ (8)	79%
82	Sub-Panel (201 – 1000 amps)	-	\$ 41.14	\$ 52.41	\$ (11)	78%
83	Sub-Panel (over 1000 amps)	-	\$ 61.71	\$ 78.62	\$ (17)	78%
84	-	-	\$ -	\$ -	\$ -	0%
85	Reconnect Residential	-	\$ 61.71	\$ 78.62	\$ (17)	78%
86	Reconnect Commercial	-	\$ 82.28	\$ 104.82	\$ (22.54)	78%
87	-	-	\$ -	\$ -	\$ -	0%
88	Service (up to 200 amps)	-	\$ 41.14	\$ 52.41	\$ (11)	78%
89	Service (201 to 1000 amps)	-	\$ 61.71	\$ 78.62	\$ (17)	78%
90	Service (over 1000 amps)	-	\$ 82.28	\$ 104.82	\$ (23)	78%
91	-	-	\$ -	\$ -	\$ -	0%
92	Temporary Power	75.0	\$ 123.42	\$ 157.23	\$ (33.81)	78%
93	-	-	\$ -	\$ -	\$ -	0%
94	Solar Photovoltaic System	-	\$ 232.65	\$ 294.88	\$ (62.23)	79%
95	-	-	\$ -	\$ -	\$ -	0%
96	-	-	\$ -	\$ -	\$ -	0%
97	-	-	\$ -	\$ -	\$ -	0%
98	-	-	\$ -	\$ -	\$ -	0%
99	Residential Saw Pole - TEMPORARY	1,265.0	\$ 20.57	\$ 26.21	\$ (5.64)	78%
100	Commercial Saw Pole - TEMPORARY	-	\$ 27.98	\$ 35.64	\$ (7.66)	79%
101	-	-	\$ -	\$ -	\$ -	0%
102	Electric Vehicle Charging (Residential)	-	\$ 27.98	\$ 35.64	\$ (7.66)	79%
103	Electric Vehicle Charging (Commercial)	-	\$ 115.81	\$ 146.03	\$ (30.22)	79%
104	Garage Door Opener	-	\$ 20.57	\$ 26.21	\$ (5.64)	78%
105	Miscellaneous Electrical Work	-	\$ 41.14	\$ 52.41	\$ (11.27)	78%
106	GFCI Outlet	-	\$ 20.57	\$ 26.21	\$ (5.64)	78%
107	-	-	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS - Revised (Version #11)

Construction Standards Department

RESULTS ANALYSIS - MPE ITEMS

Fee Service Information			Total Full Cost Results (Unit)			
Fee #	Fee Title	Annual Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
108	Generator (residential)	9.0	\$ 61.71	\$ 78.62	\$ (16.91)	78%
109	Generator (commercial)- per unit	-	\$ 142.96	\$ 180.62	\$ (37.66)	79%
110	-	-	\$ -	\$ -	\$ -	0%
111	Electrical Fire Alarm	3.0	\$ 170.94	\$ 216.26	\$ (45.32)	79%
112	Signs	-	\$ 129.80	\$ 163.85	\$ (34.05)	79%
113	Landscape Lighting	-	\$ 27.98	\$ 35.64	\$ (7.66)	79%
114	-	-	\$ -	\$ -	\$ -	0%
115	Pool niche	-	\$ 20.57	\$ 26.21	\$ (5.64)	78%
116	-	-	\$ -	\$ -	\$ -	0%
117	Motor (up to 1 HP)	-	\$ 20.57	\$ 26.21	\$ (5.64)	78%
118	Motor (1 to 10 HP)	-	\$ 32.91	\$ 41.93	\$ (9.02)	78%
119	Motor (10 to 50 HP)	-	\$ 55.13	\$ 70.23	\$ (15.10)	78%
120	Motor (50 to 100 HP)	-	\$ 61.71	\$ 78.62	\$ (16.91)	78%
121	Motor (more than 100 HP)	-	\$ 82.28	\$ 104.82	\$ (22.54)	78%
122	-	-	\$ -	\$ -	\$ -	0%
123	Pool/Spa Wiring (private)	-	\$ 55.13	\$ 70.23	\$ (15.10)	78%
124	Pool/Spa Wiring (public)	-	\$ 142.96	\$ 180.62	\$ (37.66)	79%
125	Pool/Spa Wiring (private) (REPLACEMENT / UPGRADE / REPAIR)	-	\$ 41.14	\$ 52.41	\$ (11.27)	78%
126	RV Parks (per site/pedestal)	-	\$ 81.25	\$ 102.00	\$ (20.75)	80%
127	-	-	\$ -	\$ -	\$ -	0%
128	Data Wiring (per 1000 sf)	-	\$ 81.25	\$ 102.00	\$ (20.75)	80%
129	Low Voltage (per 1000 sf)	-	\$ 81.25	\$ 102.00	\$ (20.75)	80%
130	-	-	\$ -	\$ -	\$ -	0%
131	Electrical Inspection (per hour) - 1/2 hour minimum	-	\$ 88.06	\$ 113.13	\$ (25.07)	78%
132	Electrical Plan Review (per hour) - 1/2 hour minimum	-	\$ 106.92	\$ 134.64	\$ (27.72)	79%
133	[outside of normal work hours - 4 hours minimum]	-	\$ -	\$ -	\$ -	0%
134	-	-	\$ -	\$ -	\$ -	0%
135	END OF FEE LIST	-	\$ -	\$ -	\$ -	0%

TOTALS:

Construction Standards Department

RESULTS ANALYSIS - MPE ITEMS

Fee Service Information			Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Fee Title	Annual Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
1	ADMINISTRATIVE (BASE) FEES:	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
2	Base Permit Issuance Fee (Single or Combo Permit)	5,120.0	\$ 358,298	\$ 466,074	\$ (107,776)	77%	\$ 358,298	\$ 466,074	\$ (107,776)	77%
3	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
4	MECHANICAL PERMIT FEES:	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
5	Heat Pump Changeout (split system)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
6	Package System Changeout (residential)	2,462.0	\$ 121,549	\$ 154,835	\$ (33,286)	79%	\$ 121,549	\$ 154,835	\$ (33,286)	79%
7	Package System Changeouts/Rooftop Units (Commercial)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
8	Minisplit Heat Pump	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
9	Compressor	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
10	Generators (gas lines, regulators)	5.0	\$ 805	\$ 1,018	\$ (213)	79%	\$ 805	\$ 1,018	\$ (213)	79%
11	Boilers/Chillers/Cooling Towers	3.0	\$ 594	\$ 753	\$ (158)	79%	\$ 594	\$ 753	\$ (158)	79%
12	Furnace Changeout	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
13	A/C and Coil Changeout	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
14	Duct only - up to 500 sf of area served	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
15	Duct only - each additional 100 sf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
16	Exhaust System (hood and vent) Commercial	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
17	Exhaust system (kitchen, bath, dryer)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
18	Fireplace & flue (manufactured)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
19	Heating appliance (floor, wall, suspended, pool)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
20	Miscellaneous equipment (not classified)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
21	Process piping - each outlet	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
22	Refrigeration System (cooler/freezer)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
23	Gas piping - each outlet	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
24	Steam piping	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
25	Duct Heater	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
26	Pool Heaters (REPLACEMENT / REPAIR)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
27	Mechanical Inspection (per hour) - 1/2 hour minimum	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
28	Mechanical Plan Review (per hour) - 1/2 hour minimum	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
29	[outside of normal work hours - 4 hours minimum]	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
30	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Construction Standards Department

RESULTS ANALYSIS - MPE ITEMS

Fee Service Information			Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Fee Title	Annual Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
31	PLUMBING PERMIT FEES:	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
32	Backflow device (water) each	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
33	Backwater valve (sewer) each	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
34	Bar sink	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
35	Bidet	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
36	Bathtub	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
37	Clothes washer	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
38	Dishwasher	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
39	Emergency Shower/ Eyewash	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
40	Drinking fountain	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
41	Floor drain	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
42	Food waste grinder	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
43	Floor sink	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
44	Garbage disposal	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
45	Gas piping - each outlet	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
46	Grease Trap	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
47	Graywater system (residential)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
48	Interceptor (FOG & sand)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
49	Lavatory	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
50	Laundry sink	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
51	Irrigation & Backflow device	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
52	Medical gas system - each outlet	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
53	Medical vacuum system	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
54	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
55	Sewer Lateral	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
56	Sink (other than bar, floor or laundry)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
57	Solar potable water heater	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
58	Solar pool/spa water heater	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
59	Shower pan or Mop pan	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
60	Swimming pool piping, gas & heater (REPLACEMENT / REPAIR)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
61	Roof drains/leader (per drain)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
62	Urinal	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
63	Water heater and vent (INCLUDING ALL HOOK-UPS)	299.0	\$ 12,301	\$ 15,671	\$ (3,370)	78%	\$ 12,301	\$ 15,671	\$ (3,370)	78%
64	Water Service lateral	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
65	Water distribution	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
66	Water closet (toilet)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Construction Standards Department

RESULTS ANALYSIS - MPE ITEMS

Fee Service Information			Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Fee Title	Annual Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
67	Water softener	32.0	\$ 658	\$ 839	\$ (180)	78%	\$ 658	\$ 839	\$ (180)	78%
68	Whirlpool Tubs	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
69	Residential Sprinkler Systems (FIRE SUPPRESSION) [Coordination with Fire Prevention may also be required.]	134.0	\$ 35,966	\$ 45,449	\$ (9,483)	79%	\$ 35,966	\$ 45,449	\$ (9,483)	79%
70	Sumps and Ejectors	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
71	Plumbing Inspection (per hour) - 1/2 hour minimum	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
72	Plumbing Plan Review (per hour) - 1/2 hour minimum	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
73	[outside of normal work hours - 4 hours minimum]	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
74	Water/Sewer Replacement	111.0	\$ 2,283	\$ 2,909	\$ (626)	78%	\$ 2,283	\$ 2,909	\$ (626)	78%

Construction Standards Department

RESULTS ANALYSIS - MPE ITEMS

Fee Service Information			Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Fee Title	Annual Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
75	ELECTRICAL PERMIT FEES:	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
76	Air Conditioner (New installation) - Commercial (per unit)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
77	Air Conditioner (New installation) - Residential (per unit)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
78	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
79	Miscellaneous equipment or appliance connection - Commercial (includes outlets and wiring)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
80	Miscellaneous equipment or appliance connection - Residential (includes outlets and wiring)	722.0	\$ 20,202	\$ 25,732	\$ (5,531)	79%	\$ 20,202	\$ 25,732	\$ (5,531)	79%
81	Sub-Panel (up to 200 amps)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
82	Sub-Panel (201 – 1000 amps)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
83	Sub-Panel (over 1000 amps)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
84	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
85	Reconnect Residential	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
86	Reconnect Commercial	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
87	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
88	Service (up to 200 amps)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
89	Service (201 to 1000 amps)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
90	Service (over 1000 amps)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
91	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
92	Temporary Power	75.0	\$ 9,257	\$ 11,792	\$ (2,536)	78%	\$ 9,257	\$ 11,792	\$ (2,536)	78%
93	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
94	Solar Photovoltaic System	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
95	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
96	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
97	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
98	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
99	Residential Saw Pole - TEMPORARY	1,265.0	\$ 26,021	\$ 33,156	\$ (7,135)	78%	\$ 26,021	\$ 33,156	\$ (7,135)	78%
100	Commercial Saw Pole - TEMPORARY	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
101	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
102	Electric Vehicle Charging (Residential)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
103	Electric Vehicle Charging (Commercial)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
104	Garage Door Opener	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
105	Miscellaneous Electrical Work	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
106	GFCI Outlet	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
107	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Construction Standards Department

RESULTS ANALYSIS - MPE ITEMS

Fee Service Information			Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Fee Title	Annual Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
108	Generator (residential)	9.0	\$ 555	\$ 708	\$ (152)	78%	\$ 555	\$ 708	\$ (152)	78%
109	Generator (commercial)- per unit	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
110	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
111	Electrical Fire Alarm	3.0	\$ 513	\$ 649	\$ (136)	79%	\$ 513	\$ 649	\$ (136)	79%
112	Signs	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
113	Landscape Lighting	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
114	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
115	Pool niche	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
116	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
117	Motor (up to 1 HP)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
118	Motor (1 to 10 HP)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
119	Motor (10 to 50 HP)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
120	Motor (50 to 100 HP)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
121	Motor (more than 100 HP)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
122	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
123	Pool/Spa Wiring (private)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
124	Pool/Spa Wiring (public)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
125	Pool/Spa Wiring (private) (REPLACEMENT / UPGRADE / REPAIR)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
126	RV Parks (per site/pedestal)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
127	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
128	Data Wiring (per 1000 sf)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
129	Low Voltage (per 1000 sf)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
130	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
131	Electrical Inspection (per hour) - 1/2 hour minimum	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
132	Electrical Plan Review (per hour) - 1/2 hour minimum	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
133	[outside of normal work hours - 4 hours minimum]	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
134	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
135	END OF FEE LIST	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
TOTALS:			\$ 589,001	\$ 759,583	\$ (170,582)	78%	\$ 589,001	\$ 759,583	\$ (170,582)	78%
			Revenue Totals				Revenue Totals			

Cabarrus County, NC
2024 BUILDING USER FEE STUDY UPDATE
FINAL RESULTS

CONSTRUCTION STANDARDS

REVENUE SUMMARY

Fee Service Areas		Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
	Fee Area	Projected Annual Revenue at Current Fee / Deposit	Annual Full Cost	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
	New Construction	\$ 3,524,307	\$ 4,709,052	\$ (1,184,744)	75%	\$ 3,524,307	\$ 4,709,052	\$ (1,184,744)	75%
	Miscellaneous Items	\$ 680,371	\$ 936,794	\$ (256,424)	73%	\$ 680,371	\$ 870,906	\$ (190,536)	78%
	MPE's	\$ 589,001	\$ 759,583	\$ (170,582)	78%	\$ 589,001	\$ 759,583	\$ (170,582)	78%
	Utilization Gap Revenue Adjustment		\$ (1,055,608)	\$ 1,055,608	0%		\$ (1,055,608)	\$ 1,055,608	0%
TOTALS:		\$ 4,793,679	\$ 5,349,822	\$ (556,142)	90%	\$ 4,793,679	\$ 5,283,934	\$ (490,254)	91%
		Revenue Totals				Revenue Totals			



APPENDIX 3:

COST RESULTS FOR FIRE PREVENTION

The follow pages contain a summary of the results from the analysis of
Fire Prevention (Fire Marshal) fee services.

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Plan Check Full Cost Results (Unit)				Inspection Full Cost Results (Unit)			
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate	Current Fee / Deposit	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			500	-	-	\$ 160.26	\$ 223	\$ (62.76)	72%	\$ 120.51	\$ 173	\$ (52.12)	70%
			2,000	1.00	1.00	\$ 327.77	\$ 463	\$ (135.37)	71%	\$ 164.66	\$ 236	\$ (71.26)	70%
1	A-1,3	Assembly (Religious and Theatres) - Complete	5,000	-	-	\$ 349.85	\$ 501	\$ (151.27)	70%	\$ 245.63	\$ 352	\$ (106.36)	70%
			10,000	-	-	\$ 394.00	\$ 546	\$ (152.31)	72%	\$ 289.78	\$ 415	\$ (125.50)	70%
			25,000	-	-	\$ 438.15	\$ 610	\$ (171.44)	72%	\$ 363.34	\$ 521	\$ (157.38)	70%
			500	-	-	\$ 160.26	\$ 223	\$ (62.76)	72%	\$ 120.51	\$ 173	\$ (52.12)	70%
			2,000	-	-	\$ 327.77	\$ 463	\$ (135.37)	71%	\$ 164.66	\$ 236	\$ (71.26)	70%
2	A-1,3	Assembly (Religious and Theatres) - Shell	5,000	-	-	\$ 349.85	\$ 501	\$ (151.27)	70%	\$ 245.63	\$ 352	\$ (106.36)	70%
			10,000	-	-	\$ 394.00	\$ 546	\$ (152.31)	72%	\$ 289.78	\$ 415	\$ (125.50)	70%
			25,000	-	-	\$ 438.15	\$ 610	\$ (171.44)	72%	\$ 363.34	\$ 521	\$ (157.38)	70%
			250	-	-	\$ 122.78	\$ 176	\$ (53.47)	70%	\$ 92.92	\$ 133	\$ (40.16)	70%
			1,000	-	-	\$ 231.94	\$ 333	\$ (100.78)	70%	\$ 126.02	\$ 181	\$ (54.51)	70%
3	A-1,3	Assembly (Religious and Theatres) - Upfit	2,500	-	-	\$ 249.87	\$ 362	\$ (112.30)	69%	\$ 186.73	\$ 268	\$ (80.83)	70%
			5,000	-	-	\$ 279.38	\$ 378	\$ (98.80)	74%	\$ 219.84	\$ 315	\$ (95.18)	70%
			12,500	-	-	\$ 309.39	\$ 419	\$ (110.04)	74%	\$ 274.99	\$ 394	\$ (119.09)	70%
			1,000	-	-	\$ 183.94	\$ 257	\$ (73.02)	72%	\$ 144.63	\$ 207	\$ (62.58)	70%
			4,000	-	-	\$ 382.80	\$ 542	\$ (159.22)	71%	\$ 198.43	\$ 284	\$ (85.90)	70%
4	A-4,5	Assembly: Spectator Seating (indoor) - Complete	10,000	-	-	\$ 409.01	\$ 586	\$ (176.92)	70%	\$ 297.11	\$ 426	\$ (128.67)	70%
			20,000	-	-	\$ 461.42	\$ 643	\$ (181.53)	72%	\$ 350.92	\$ 503	\$ (152.00)	70%
			50,000	-	-	\$ 513.83	\$ 718	\$ (204.25)	72%	\$ 440.56	\$ 631	\$ (190.85)	70%
			750	-	-	\$ 142.59	\$ 198	\$ (55.10)	72%	\$ 127.42	\$ 183	\$ (55.12)	70%
			3,000	-	-	\$ 286.70	\$ 404	\$ (117.57)	71%	\$ 174.33	\$ 250	\$ (75.45)	70%
5	A-4,5	Assembly: Spectator Seating (indoor) - Upfit	7,500	-	-	\$ 305.69	\$ 438	\$ (132.13)	70%	\$ 260.38	\$ 373	\$ (112.75)	70%
			15,000	-	-	\$ 343.68	\$ 474	\$ (130.50)	72%	\$ 307.29	\$ 440	\$ (133.09)	70%
			37,500	-	-	\$ 381.66	\$ 529	\$ (146.96)	72%	\$ 385.46	\$ 552	\$ (166.97)	70%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
6	-	{unused}	-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			500	-	-	\$ 170.40	\$ 248	\$ (77.85)	69%	\$ 120.51	\$ 173	\$ (52.12)	70%
			2,000	-	-	\$ 337.91	\$ 488	\$ (150.46)	69%	\$ 164.66	\$ 236	\$ (71.26)	70%
7	A-2	Assembly (Restuarants and banquet halls)- Complete	5,000	1.00	1.00	\$ 365.44	\$ 530	\$ (164.75)	69%	\$ 245.63	\$ 352	\$ (106.36)	70%
			10,000	-	-	\$ 410.73	\$ 564	\$ (153.67)	73%	\$ 289.78	\$ 415	\$ (125.50)	70%
			25,000	-	-	\$ 456.78	\$ 628	\$ (170.91)	73%	\$ 363.34	\$ 521	\$ (157.38)	70%
			500	-	-	\$ 160.26	\$ 223	\$ (62.76)	72%	\$ 120.51	\$ 173	\$ (52.12)	70%
			2,000	-	-	\$ 327.77	\$ 463	\$ (135.37)	71%	\$ 164.66	\$ 236	\$ (71.26)	70%
8	A-2	Assembly (Restuarants and banquet halls)- Shell	5,000	-	-	\$ 349.85	\$ 501	\$ (151.27)	70%	\$ 245.63	\$ 352	\$ (106.36)	70%
			10,000	-	-	\$ 394.00	\$ 546	\$ (152.31)	72%	\$ 289.78	\$ 415	\$ (125.50)	70%
			25,000	-	-	\$ 438.15	\$ 610	\$ (171.44)	72%	\$ 363.34	\$ 521	\$ (157.38)	70%
			250	-	-	\$ 140.34	\$ 201	\$ (61.08)	70%	\$ 92.92	\$ 133	\$ (40.16)	70%
			1,000	-	-	\$ 272.76	\$ 391	\$ (118.48)	70%	\$ 126.02	\$ 181	\$ (54.51)	70%
9	A-2	Assembly (Restaurants and banquet halls)- Upfit	2,500	-	-	\$ 293.76	\$ 425	\$ (131.32)	69%	\$ 186.73	\$ 268	\$ (80.83)	70%
			5,000	-	-	\$ 329.40	\$ 450	\$ (120.48)	73%	\$ 219.84	\$ 315	\$ (95.18)	70%
			12,500	-	-	\$ 365.53	\$ 500	\$ (134.37)	73%	\$ 274.99	\$ 394	\$ (119.09)	70%

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Plan Check Full Cost Results (Unit)				Inspection Full Cost Results (Unit)			
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate	Current Fee / Deposit	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			250	-	-	\$ 140.34	\$ 201	\$ (61.08)	70%	\$ 92.92	\$ 133	\$ (40.16)	70%
			1,000	-	-	\$ 272.76	\$ 391	\$ (118.48)	70%	\$ 126.02	\$ 181	\$ (54.51)	70%
10	B	Small Restaurant (<50 occ.) - Complete	2,500	3.00	3.00	\$ 293.76	\$ 425	\$ (131.32)	69%	\$ 186.73	\$ 268	\$ (80.83)	70%
			5,000	-	-	\$ 329.40	\$ 450	\$ (120.48)	73%	\$ 219.84	\$ 315	\$ (95.18)	70%
			12,500	-	-	\$ 365.53	\$ 500	\$ (134.37)	73%	\$ 274.99	\$ 394	\$ (119.09)	70%
			250	-	-	\$ 133.75	\$ 185	\$ (51.27)	72%	\$ 92.92	\$ 133	\$ (40.16)	70%
			1,000	-	-	\$ 266.17	\$ 375	\$ (108.67)	71%	\$ 126.02	\$ 181	\$ (54.51)	70%
11	B	Small Restaurant (<50 occ.) - Shell	2,500	1.00	1.00	\$ 283.62	\$ 406	\$ (122.57)	70%	\$ 186.73	\$ 268	\$ (80.83)	70%
			5,000	-	-	\$ 318.52	\$ 438	\$ (119.59)	73%	\$ 219.84	\$ 315	\$ (95.18)	70%
			12,500	-	-	\$ 353.42	\$ 488	\$ (134.72)	72%	\$ 274.99	\$ 394	\$ (119.09)	70%
			250	-	-	\$ 122.67	\$ 176	\$ (53.42)	70%	\$ 92.92	\$ 133	\$ (40.16)	70%
			1,000	-	-	\$ 231.69	\$ 332	\$ (100.68)	70%	\$ 126.02	\$ 181	\$ (54.51)	70%
12	B	Small Restaurant (<50 occ.) - Upfit	2,500	-	-	\$ 249.61	\$ 362	\$ (112.19)	69%	\$ 186.73	\$ 268	\$ (80.83)	70%
			5,000	-	-	\$ 279.08	\$ 378	\$ (98.67)	74%	\$ 219.84	\$ 315	\$ (95.18)	70%
			12,500	-	-	\$ 309.05	\$ 419	\$ (109.89)	74%	\$ 274.99	\$ 394	\$ (119.09)	70%
	B	Offices, Medical, Professional, etc. - Complete	500	1.00	1.00	\$ 170.40	\$ 248	\$ (77.85)	69%	\$ 120.51	\$ 173	\$ (52.12)	70%
	B	(Commercial Occupancy Scaling Source)	2,000	1.00	1.00	\$ 337.91	\$ 488	\$ (150.46)	69%	\$ 164.66	\$ 236	\$ (71.26)	70%
13	B	"	5,000	1.00	1.00	\$ 365.44	\$ 530	\$ (164.75)	69%	\$ 245.63	\$ 352	\$ (106.36)	70%
	B	"	10,000	-	-	\$ 394.00	\$ 564	\$ (170.41)	70%	\$ 289.78	\$ 415	\$ (125.50)	70%
	B	"	25,000	-	-	\$ 438.15	\$ 628	\$ (189.55)	70%	\$ 363.34	\$ 521	\$ (157.38)	70%
			500	-	-	\$ 160.26	\$ 223	\$ (62.76)	72%	\$ 120.51	\$ 173	\$ (52.12)	70%
			2,000	-	-	\$ 327.77	\$ 463	\$ (135.37)	71%	\$ 164.66	\$ 236	\$ (71.26)	70%
14	B	Offices, Medical, Professional, etc. - Shell	5,000	-	-	\$ 349.85	\$ 501	\$ (151.27)	70%	\$ 245.63	\$ 352	\$ (106.36)	70%
			10,000	-	-	\$ 394.00	\$ 546	\$ (152.31)	72%	\$ 289.78	\$ 415	\$ (125.50)	70%
			25,000	-	-	\$ 438.15	\$ 610	\$ (171.44)	72%	\$ 363.34	\$ 521	\$ (157.38)	70%
			150	-	-	\$ 122.67	\$ 176	\$ (53.42)	70%	\$ 82.57	\$ 118	\$ (35.68)	70%
			600	-	-	\$ 231.69	\$ 332	\$ (100.68)	70%	\$ 111.54	\$ 160	\$ (48.23)	70%
15	B	Offices, Medical, Professional, etc. - Upfit	1,500	4.00	4.00	\$ 249.61	\$ 362	\$ (112.19)	69%	\$ 164.66	\$ 236	\$ (71.26)	70%
			3,000	-	-	\$ 279.08	\$ 378	\$ (98.67)	74%	\$ 193.62	\$ 277	\$ (83.82)	70%
			7,500	-	-	\$ 309.05	\$ 419	\$ (109.89)	74%	\$ 241.88	\$ 347	\$ (104.73)	70%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
16	-	{unused}	-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Plan Check Full Cost Results (Unit)				Inspection Full Cost Results (Unit)			
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate	Current Fee / Deposit	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			1,000	-	-	\$ 291.28	\$ 422	\$ (130.25)	69%	\$ 168.79	\$ 242	\$ (73.05)	70%
			4,000	-	-	\$ 618.81	\$ 891	\$ (272.22)	69%	\$ 232.26	\$ 333	\$ (100.56)	70%
17	E	Educational Building K-12 - Complete	10,000	-	-	\$ 667.44	\$ 963	\$ (295.65)	69%	\$ 348.68	\$ 500	\$ (151.03)	70%
			20,000	-	-	\$ 754.90	\$ 1,058	\$ (302.86)	71%	\$ 412.16	\$ 591	\$ (178.54)	70%
			50,000	1.00	1.00	\$ 843.13	\$ 1,182	\$ (338.38)	71%	\$ 517.91	\$ 742	\$ (224.38)	70%
			1,000	-	-	\$ 291.28	\$ 422	\$ (130.25)	69%	\$ 168.79	\$ 242	\$ (73.05)	70%
			4,000	-	-	\$ 618.81	\$ 891	\$ (272.22)	69%	\$ 232.26	\$ 333	\$ (100.56)	70%
18	E	Educational Building K-12 - Shell	10,000	-	-	\$ 667.44	\$ 963	\$ (295.65)	69%	\$ 348.68	\$ 500	\$ (151.03)	70%
			20,000	-	-	\$ 754.90	\$ 1,058	\$ (302.86)	71%	\$ 412.16	\$ 591	\$ (178.54)	70%
			50,000	-	-	\$ 843.13	\$ 1,182	\$ (338.38)	71%	\$ 517.91	\$ 742	\$ (224.38)	70%
			150	-	-	\$ 122.67	\$ 176	\$ (53.42)	70%	\$ 151.29	\$ 217	\$ (65.46)	70%
			600	-	-	\$ 231.69	\$ 332	\$ (100.68)	70%	\$ 207.76	\$ 298	\$ (89.94)	70%
19	E	Educational Building K-12 - Upfit	1,500	1.00	1.00	\$ 249.61	\$ 362	\$ (112.19)	69%	\$ 311.33	\$ 446	\$ (134.84)	70%
			3,000	-	-	\$ 279.08	\$ 378	\$ (98.67)	74%	\$ 367.80	\$ 527	\$ (159.31)	70%
			7,500	-	-	\$ 309.05	\$ 419	\$ (109.89)	74%	\$ 461.88	\$ 662	\$ (200.09)	70%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
20	-	{unused}	-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			500	-	-	\$ 160.26	\$ 223	\$ (62.76)	72%	\$ 120.51	\$ 173	\$ (52.12)	70%
			2,000	-	-	\$ 327.77	\$ 463	\$ (135.37)	71%	\$ 164.66	\$ 236	\$ (71.26)	70%
21	I-1, 2, 3	Medical/24 Hour Care - Complete	5,000	-	-	\$ 349.85	\$ 501	\$ (151.27)	70%	\$ 245.63	\$ 352	\$ (106.36)	70%
			10,000	-	-	\$ 394.00	\$ 546	\$ (152.31)	72%	\$ 289.78	\$ 415	\$ (125.50)	70%
			25,000	-	-	\$ 438.15	\$ 610	\$ (171.44)	72%	\$ 363.34	\$ 521	\$ (157.38)	70%
			500	-	-	\$ 160.26	\$ 223	\$ (62.76)	72%	\$ 120.51	\$ 173	\$ (52.12)	70%
			2,000	-	-	\$ 327.77	\$ 463	\$ (135.37)	71%	\$ 164.66	\$ 236	\$ (71.26)	70%
22	I-1, 2, 3	Medical/24 Hour Care - Shell	5,000	-	-	\$ 349.85	\$ 501	\$ (151.27)	70%	\$ 245.63	\$ 352	\$ (106.36)	70%
			10,000	-	-	\$ 394.00	\$ 546	\$ (152.31)	72%	\$ 289.78	\$ 415	\$ (125.50)	70%
			25,000	-	-	\$ 438.15	\$ 610	\$ (171.44)	72%	\$ 363.34	\$ 521	\$ (157.38)	70%
			100	-	-	\$ 116.08	\$ 160	\$ (43.61)	73%	\$ 72.23	\$ 103	\$ (31.20)	70%
			400	-	-	\$ 225.10	\$ 316	\$ (90.86)	71%	\$ 97.06	\$ 139	\$ (41.96)	70%
23	I-1, 2, 3	Medical/24Hour Care - Upfit	1,000	-	-	\$ 239.47	\$ 343	\$ (103.43)	70%	\$ 142.58	\$ 204	\$ (61.69)	70%
			2,000	-	-	\$ 268.20	\$ 366	\$ (97.78)	73%	\$ 167.41	\$ 240	\$ (72.45)	70%
			5,000	-	-	\$ 296.94	\$ 407	\$ (110.24)	73%	\$ 208.77	\$ 299	\$ (90.38)	70%
			250	-	-	\$ 151.43	\$ 210	\$ (58.93)	72%	\$ 92.92	\$ 133	\$ (40.16)	70%
			1,000	-	-	\$ 307.24	\$ 434	\$ (126.47)	71%	\$ 126.02	\$ 181	\$ (54.51)	70%
24	I-4	Day Care Facility - Complete	2,500	-	-	\$ 327.77	\$ 469	\$ (141.70)	70%	\$ 186.73	\$ 268	\$ (80.83)	70%
			5,000	-	-	\$ 368.84	\$ 510	\$ (141.40)	72%	\$ 219.84	\$ 315	\$ (95.18)	70%
			12,500	-	-	\$ 409.91	\$ 569	\$ (159.20)	72%	\$ 274.99	\$ 394	\$ (119.09)	70%
			100	-	-	\$ 126.22	\$ 185	\$ (58.70)	68%	\$ 72.23	\$ 103	\$ (31.20)	70%
			400	-	-	\$ 235.24	\$ 341	\$ (105.96)	69%	\$ 97.06	\$ 139	\$ (41.96)	70%
25	I-4	Day Care Facility - Upfit	1,000	2.00	2.00	\$ 255.07	\$ 372	\$ (116.90)	69%	\$ 142.58	\$ 204	\$ (61.69)	70%
			2,000	-	-	\$ 284.94	\$ 384	\$ (99.15)	74%	\$ 167.41	\$ 240	\$ (72.45)	70%
			5,000	-	-	\$ 315.57	\$ 425	\$ (109.70)	74%	\$ 208.77	\$ 299	\$ (90.38)	70%

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Plan Check Full Cost Results (Unit)				Inspection Full Cost Results (Unit)			
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate	Current Fee / Deposit	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
26	-	{unused}	-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ 177.93	\$ 248	\$ (70.42)	72%	\$ 168.79	\$ 242	\$ (73.05)	70%
			4,000	-	-	\$ 368.84	\$ 522	\$ (153.17)	71%	\$ 232.26	\$ 333	\$ (100.56)	70%
27	M	Retail Sales - Complete	10,000	-	-	\$ 394.00	\$ 564	\$ (170.41)	70%	\$ 348.68	\$ 500	\$ (151.03)	70%
			20,000	-	-	\$ 444.31	\$ 618	\$ (174.12)	72%	\$ 412.16	\$ 591	\$ (178.54)	70%
			50,000	-	-	\$ 494.63	\$ 691	\$ (195.93)	72%	\$ 517.91	\$ 742	\$ (224.38)	70%
			1,000	-	-	\$ 177.93	\$ 248	\$ (70.42)	72%	\$ 168.79	\$ 242	\$ (73.05)	70%
			4,000	-	-	\$ 368.84	\$ 522	\$ (153.17)	71%	\$ 232.26	\$ 333	\$ (100.56)	70%
28	M	Retail Sales - Shell	10,000	-	-	\$ 394.00	\$ 564	\$ (170.41)	70%	\$ 348.68	\$ 500	\$ (151.03)	70%
			20,000	-	-	\$ 444.31	\$ 618	\$ (174.12)	72%	\$ 412.16	\$ 591	\$ (178.54)	70%
			50,000	-	-	\$ 494.63	\$ 691	\$ (195.93)	72%	\$ 517.91	\$ 742	\$ (224.38)	70%
			100	-	-	\$ 122.67	\$ 176	\$ (53.42)	70%	\$ 72.23	\$ 103	\$ (31.20)	70%
			400	-	-	\$ 231.69	\$ 332	\$ (100.68)	70%	\$ 97.06	\$ 139	\$ (41.96)	70%
29	M	Retail Sales - Upfit	1,000	7.00	7.00	\$ 249.61	\$ 362	\$ (112.19)	69%	\$ 142.58	\$ 204	\$ (61.69)	70%
			2,000	-	-	\$ 279.08	\$ 378	\$ (98.67)	74%	\$ 167.41	\$ 240	\$ (72.45)	70%
			5,000	-	-	\$ 309.05	\$ 419	\$ (109.89)	74%	\$ 208.77	\$ 299	\$ (90.38)	70%
			200	-	-	\$ 140.34	\$ 201	\$ (61.08)	70%	\$ 92.92	\$ 133	\$ (40.16)	70%
			800	-	-	\$ 272.76	\$ 391	\$ (118.48)	70%	\$ 126.02	\$ 181	\$ (54.51)	70%
30	S-1	Repair Garage & Service St - Complete	2,000	1.00	1.00	\$ 293.76	\$ 425	\$ (131.32)	69%	\$ 186.73	\$ 268	\$ (80.83)	70%
			4,000	-	-	\$ 329.40	\$ 450	\$ (120.48)	73%	\$ 219.84	\$ 315	\$ (95.18)	70%
			10,000	-	-	\$ 365.53	\$ 500	\$ (134.37)	73%	\$ 274.99	\$ 394	\$ (119.09)	70%
			200	-	-	\$ 133.75	\$ 185	\$ (51.27)	72%	\$ 92.92	\$ 133	\$ (40.16)	70%
			800	-	-	\$ 266.17	\$ 375	\$ (108.67)	71%	\$ 126.02	\$ 181	\$ (54.51)	70%
31	S-1	Repair Garage & Service St - Shell	2,000	-	-	\$ 283.62	\$ 406	\$ (122.57)	70%	\$ 186.73	\$ 268	\$ (80.83)	70%
			4,000	-	-	\$ 318.52	\$ 438	\$ (119.59)	73%	\$ 219.84	\$ 315	\$ (95.18)	70%
			10,000	-	-	\$ 353.42	\$ 488	\$ (134.72)	72%	\$ 274.99	\$ 394	\$ (119.09)	70%
			100	-	-	\$ 111.01	\$ 159	\$ (48.36)	70%	\$ 72.23	\$ 103	\$ (31.20)	70%
			400	-	-	\$ 204.59	\$ 294	\$ (88.93)	70%	\$ 97.06	\$ 139	\$ (41.96)	70%
32	S-1	Repair Garage & Service St - Upfit	1,000	2.00	2.00	\$ 220.47	\$ 320	\$ (99.56)	69%	\$ 142.58	\$ 204	\$ (61.69)	70%
			2,000	-	-	\$ 245.87	\$ 330	\$ (84.27)	74%	\$ 167.41	\$ 240	\$ (72.45)	70%
			5,000	-	-	\$ 271.77	\$ 366	\$ (93.73)	74%	\$ 208.77	\$ 299	\$ (90.38)	70%

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Plan Check Full Cost Results (Unit)				Inspection Full Cost Results (Unit)			
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate	Current Fee / Deposit	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			5,000	-	-	\$ 270.14	\$ 394	\$ (123.76)	69%	\$ 230.84	\$ 331	\$ (99.95)	70%
			20,000	-	-	\$ 566.32	\$ 818	\$ (252.14)	69%	\$ 319.16	\$ 457	\$ (138.23)	70%
33	S-1	Storage (Moderate Hazard) - Complete	50,000	2.00	2.00	\$ 612.17	\$ 886	\$ (273.37)	69%	\$ 481.13	\$ 690	\$ (208.44)	70%
			100,000	-	-	\$ 691.66	\$ 966	\$ (273.97)	72%	\$ 569.45	\$ 816	\$ (246.72)	70%
			250,000	-	-	\$ 772.10	\$ 1,078	\$ (305.44)	72%	\$ 716.59	\$ 1,027	\$ (310.50)	70%
			5,000	-	-	\$ 257.46	\$ 362	\$ (104.89)	71%	\$ 230.84	\$ 331	\$ (99.95)	70%
			20,000	-	-	\$ 553.64	\$ 787	\$ (233.27)	70%	\$ 319.16	\$ 457	\$ (138.23)	70%
34	S-1	Storage (Moderate Hazard) - Shell	50,000	-	-	\$ 592.67	\$ 849	\$ (256.53)	70%	\$ 481.13	\$ 690	\$ (208.44)	70%
			100,000	-	-	\$ 670.74	\$ 943	\$ (272.26)	71%	\$ 569.45	\$ 816	\$ (246.72)	70%
			250,000	-	-	\$ 748.81	\$ 1,055	\$ (306.10)	71%	\$ 716.59	\$ 1,027	\$ (310.50)	70%
			250	-	-	\$ 124.92	\$ 172	\$ (47.44)	72%	\$ 92.92	\$ 133	\$ (40.16)	70%
			1,000	-	-	\$ 245.63	\$ 345	\$ (99.77)	71%	\$ 126.02	\$ 181	\$ (54.51)	70%
35	S-1	Storage (Moderate Hazard)- Upfit	2,500	-	-	\$ 261.54	\$ 375	\$ (113.00)	70%	\$ 186.73	\$ 268	\$ (80.83)	70%
			5,000	-	-	\$ 293.36	\$ 402	\$ (108.69)	73%	\$ 219.84	\$ 315	\$ (95.18)	70%
			12,500	-	-	\$ 325.18	\$ 448	\$ (122.48)	73%	\$ 274.99	\$ 394	\$ (119.09)	70%
			1,000	-	-	\$ 186.77	\$ 261	\$ (74.25)	72%	\$ 168.79	\$ 242	\$ (73.05)	70%
			4,000	-	-	\$ 389.37	\$ 551	\$ (162.07)	71%	\$ 232.26	\$ 333	\$ (100.56)	70%
36	S-2	Parking Garage or Low Hazard Storage - Complete	10,000	-	-	\$ 416.07	\$ 596	\$ (179.98)	70%	\$ 348.68	\$ 500	\$ (151.03)	70%
			20,000	-	-	\$ 469.47	\$ 654	\$ (185.02)	72%	\$ 412.16	\$ 591	\$ (178.54)	70%
			50,000	-	-	\$ 522.87	\$ 731	\$ (208.17)	72%	\$ 517.91	\$ 742	\$ (224.38)	70%
			1,000	-	-	\$ 186.77	\$ 261	\$ (74.25)	72%	\$ 168.79	\$ 242	\$ (73.05)	70%
			4,000	-	-	\$ 389.37	\$ 551	\$ (162.07)	71%	\$ 232.26	\$ 333	\$ (100.56)	70%
37	S-2	Parking Garage or Low Hazard Storage - Shell	10,000	-	-	\$ 416.07	\$ 596	\$ (179.98)	70%	\$ 348.68	\$ 500	\$ (151.03)	70%
			20,000	-	-	\$ 469.47	\$ 654	\$ (185.02)	72%	\$ 412.16	\$ 591	\$ (178.54)	70%
			50,000	-	-	\$ 522.87	\$ 731	\$ (208.17)	72%	\$ 517.91	\$ 742	\$ (224.38)	70%
			250	-	-	\$ 116.08	\$ 160	\$ (43.61)	73%	\$ 92.92	\$ 133	\$ (40.16)	70%
			1,000	-	-	\$ 225.10	\$ 316	\$ (90.86)	71%	\$ 126.02	\$ 181	\$ (54.51)	70%
38	S-2	Parking Garage or Low Hazard Storage - Upfit	2,500	-	-	\$ 239.47	\$ 343	\$ (103.43)	70%	\$ 186.73	\$ 268	\$ (80.83)	70%
			5,000	-	-	\$ 268.20	\$ 366	\$ (97.78)	73%	\$ 219.84	\$ 315	\$ (95.18)	70%
			12,500	-	-	\$ 296.94	\$ 407	\$ (110.24)	73%	\$ 274.99	\$ 394	\$ (119.09)	70%
			1,500	-	-	\$ 204.44	\$ 286	\$ (81.91)	71%	\$ 189.47	\$ 271	\$ (82.01)	70%
			6,000	-	-	\$ 430.44	\$ 610	\$ (179.87)	71%	\$ 261.23	\$ 374	\$ (113.12)	70%
39	R-1	Hotel, Motel - Complete	15,000	-	-	\$ 460.22	\$ 659	\$ (199.12)	70%	\$ 392.83	\$ 563	\$ (170.16)	70%
			30,000	-	-	\$ 519.79	\$ 727	\$ (206.83)	72%	\$ 464.59	\$ 666	\$ (201.27)	70%
			75,000	-	-	\$ 579.36	\$ 812	\$ (232.65)	71%	\$ 584.14	\$ 837	\$ (253.09)	70%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
40	-	{unused}	-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			250	-	-	\$ 116.08	\$ 160	\$ (43.61)	73%	\$ 82.70	\$ 119	\$ (35.85)	70%
			1,000	-	-	\$ 225.10	\$ 316	\$ (90.86)	71%	\$ 115.80	\$ 166	\$ (50.19)	70%
41	R-1	Hotel, Motel - Upfit	2,500	-	-	\$ 239.47	\$ 343	\$ (103.43)	70%	\$ 176.52	\$ 253	\$ (76.51)	70%
			5,000	-	-	\$ 268.20	\$ 366	\$ (97.78)	73%	\$ 209.62	\$ 300	\$ (90.86)	70%
			12,500	-	-	\$ 296.94	\$ 407	\$ (110.24)	73%	\$ 264.77	\$ 380	\$ (114.77)	70%

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Plan Check Full Cost Results (Unit)				Inspection Full Cost Results (Unit)			
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate	Current Fee / Deposit	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			1,500	-	-	\$ 374.20	\$ 690	\$ (316.00)	54%	\$ 189.47	\$ 271	\$ (82.01)	70%
			6,000	-	-	\$ 623.59	\$ 1,048	\$ (424.10)	60%	\$ 261.23	\$ 374	\$ (113.12)	70%
42	R-2	Multi- Family -Complete	15,000	15.00	15.00	\$ 738.35	\$ 1,159	\$ (420.39)	64%	\$ 392.83	\$ 563	\$ (170.16)	70%
			30,000	-	-	\$ 821.17	\$ 1,070	\$ (249.13)	77%	\$ 464.59	\$ 666	\$ (201.27)	70%
			75,000	-	-	\$ 915.36	\$ 1,165	\$ (249.15)	79%	\$ 584.14	\$ 837	\$ (253.09)	70%
			1,500	-	-	\$ 222.12	\$ 312	\$ (89.57)	71%	\$ 189.47	\$ 271	\$ (82.01)	70%
			6,000	-	-	\$ 471.51	\$ 669	\$ (197.67)	70%	\$ 261.23	\$ 374	\$ (113.12)	70%
43	R-2	Multi-Family- Shell	15,000	-	-	\$ 504.37	\$ 723	\$ (218.25)	70%	\$ 392.83	\$ 563	\$ (170.16)	70%
			30,000	-	-	\$ 570.11	\$ 799	\$ (228.64)	71%	\$ 464.59	\$ 666	\$ (201.27)	70%
			75,000	-	-	\$ 635.84	\$ 893	\$ (257.14)	71%	\$ 584.14	\$ 837	\$ (253.09)	70%
			200	-	-	\$ 116.08	\$ 160	\$ (43.61)	73%	\$ 92.92	\$ 133	\$ (40.16)	70%
			800	-	-	\$ 225.10	\$ 316	\$ (90.86)	71%	\$ 126.02	\$ 181	\$ (54.51)	70%
44	R-2	Multi-Family- Upfit	2,000	-	-	\$ 239.47	\$ 343	\$ (103.43)	70%	\$ 186.73	\$ 268	\$ (80.83)	70%
			4,000	-	-	\$ 268.20	\$ 366	\$ (97.78)	73%	\$ 219.84	\$ 315	\$ (95.18)	70%
			10,000	-	-	\$ 296.94	\$ 407	\$ (110.24)	73%	\$ 274.99	\$ 394	\$ (119.09)	70%
			250	-	-	\$ 142.59	\$ 198	\$ (55.10)	72%	\$ 92.92	\$ 133	\$ (40.16)	70%
			1,000	-	-	\$ 286.70	\$ 404	\$ (117.57)	71%	\$ 126.02	\$ 181	\$ (54.51)	70%
45	R-3,4	Congregate Care <16 occ; Adult/Child Care <8 occ- C	2,500	-	-	\$ 305.69	\$ 438	\$ (132.13)	70%	\$ 186.73	\$ 268	\$ (80.83)	70%
			5,000	-	-	\$ 343.68	\$ 474	\$ (130.50)	72%	\$ 219.84	\$ 315	\$ (95.18)	70%
			12,500	-	-	\$ 381.66	\$ 529	\$ (146.96)	72%	\$ 274.99	\$ 394	\$ (119.09)	70%
			250	-	-	\$ 149.18	\$ 214	\$ (64.91)	70%	\$ 92.92	\$ 133	\$ (40.16)	70%
			1,000	-	-	\$ 293.29	\$ 421	\$ (127.38)	70%	\$ 126.02	\$ 181	\$ (54.51)	70%
46	R-3,4	Congregate Care <16 occ; Adult/Child Care <8 occ- U	2,500	1.00	1.00	\$ 315.83	\$ 457	\$ (140.89)	69%	\$ 186.73	\$ 268	\$ (80.83)	70%
			5,000	-	-	\$ 354.56	\$ 486	\$ (131.38)	73%	\$ 219.84	\$ 315	\$ (95.18)	70%
			12,500	-	-	\$ 393.78	\$ 540	\$ (146.62)	73%	\$ 274.99	\$ 394	\$ (119.09)	70%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
47	-	{unused}	-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ 196.91	\$ 286	\$ (89.35)	69%	\$ 168.79	\$ 242	\$ (73.05)	70%
			4,000	-	-	\$ 399.51	\$ 577	\$ (177.16)	69%	\$ 232.26	\$ 333	\$ (100.56)	70%
48	F-1	Factory Industrial - Moderate Hazard - Complete	10,000	3.00	3.00	\$ 431.67	\$ 625	\$ (193.45)	69%	\$ 348.68	\$ 500	\$ (151.03)	70%
			20,000	-	-	\$ 486.21	\$ 673	\$ (186.39)	72%	\$ 412.16	\$ 591	\$ (178.54)	70%
			50,000	-	-	\$ 541.51	\$ 749	\$ (207.64)	72%	\$ 517.91	\$ 742	\$ (224.38)	70%
			1,000	-	-	\$ 186.77	\$ 261	\$ (74.25)	72%	\$ 168.79	\$ 242	\$ (73.05)	70%
			4,000	-	-	\$ 389.37	\$ 551	\$ (162.07)	71%	\$ 232.26	\$ 333	\$ (100.56)	70%
49	F-1	Factory Industrial - Moderate Hazard - Shell	10,000	-	-	\$ 416.07	\$ 596	\$ (179.98)	70%	\$ 348.68	\$ 500	\$ (151.03)	70%
			20,000	-	-	\$ 469.47	\$ 654	\$ (185.02)	72%	\$ 412.16	\$ 591	\$ (178.54)	70%
			50,000	-	-	\$ 522.87	\$ 731	\$ (208.17)	72%	\$ 517.91	\$ 742	\$ (224.38)	70%
			1,000	-	-	\$ 169.10	\$ 236	\$ (66.59)	72%	\$ 92.92	\$ 133	\$ (40.16)	70%
			4,000	-	-	\$ 348.30	\$ 493	\$ (144.27)	71%	\$ 126.02	\$ 181	\$ (54.51)	70%
50	F-1	Factory Industrial - Moderate Hazard - Upfit	10,000	-	-	\$ 371.92	\$ 533	\$ (160.84)	70%	\$ 186.73	\$ 268	\$ (80.83)	70%
			20,000	-	-	\$ 419.15	\$ 582	\$ (163.21)	72%	\$ 219.84	\$ 315	\$ (95.18)	70%
			50,000	-	-	\$ 466.39	\$ 650	\$ (183.69)	72%	\$ 274.99	\$ 394	\$ (119.09)	70%

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Plan Check Full Cost Results (Unit)				Inspection Full Cost Results (Unit)			
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate	Current Fee / Deposit	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			1,000	-	-	\$ 196.91	\$ 286	\$ (89.35)	69%	\$ 168.79	\$ 242	\$ (73.05)	70%
			4,000	-	-	\$ 399.51	\$ 577	\$ (177.16)	69%	\$ 232.26	\$ 333	\$ (100.56)	70%
51	F-2	Factory Industrial - Low Hazard - Complete	10,000	6.00	6.00	\$ 431.67	\$ 625	\$ (193.45)	69%	\$ 348.68	\$ 500	\$ (151.03)	70%
			20,000	-	-	\$ 486.21	\$ 673	\$ (186.39)	72%	\$ 412.16	\$ 591	\$ (178.54)	70%
			50,000	-	-	\$ 541.51	\$ 749	\$ (207.64)	72%	\$ 517.91	\$ 742	\$ (224.38)	70%
			1,000	-	-	\$ 186.77	\$ 261	\$ (74.25)	72%	\$ 168.79	\$ 242	\$ (73.05)	70%
			4,000	-	-	\$ 389.37	\$ 551	\$ (162.07)	71%	\$ 232.26	\$ 333	\$ (100.56)	70%
52	F-2	Factory Industrial - Low Hazard - Shell	10,000	-	-	\$ 416.07	\$ 596	\$ (179.98)	70%	\$ 348.68	\$ 500	\$ (151.03)	70%
			20,000	-	-	\$ 469.47	\$ 654	\$ (185.02)	72%	\$ 412.16	\$ 591	\$ (178.54)	70%
			50,000	-	-	\$ 522.87	\$ 731	\$ (208.17)	72%	\$ 517.91	\$ 742	\$ (224.38)	70%
			1,000	-	-	\$ 169.10	\$ 236	\$ (66.59)	72%	\$ 92.92	\$ 133	\$ (40.16)	70%
			4,000	-	-	\$ 348.30	\$ 493	\$ (144.27)	71%	\$ 126.02	\$ 181	\$ (54.51)	70%
53	F-2	Factory Industrial - Low Hazard- Upfit	10,000	-	-	\$ 371.92	\$ 533	\$ (160.84)	70%	\$ 186.73	\$ 268	\$ (80.83)	70%
			20,000	-	-	\$ 419.15	\$ 582	\$ (163.21)	72%	\$ 219.84	\$ 315	\$ (95.18)	70%
			50,000	-	-	\$ 466.39	\$ 650	\$ (183.69)	72%	\$ 274.99	\$ 394	\$ (119.09)	70%
			500	-	-	\$ 186.77	\$ 261	\$ (74.25)	72%	\$ 113.60	\$ 163	\$ (49.13)	70%
			2,000	-	-	\$ 389.37	\$ 551	\$ (162.07)	71%	\$ 154.99	\$ 222	\$ (67.07)	70%
54	H	Hazardous - Complete	5,000	-	-	\$ 416.07	\$ 596	\$ (179.98)	70%	\$ 230.89	\$ 331	\$ (99.97)	70%
			10,000	-	-	\$ 469.47	\$ 654	\$ (185.02)	72%	\$ 272.27	\$ 390	\$ (117.91)	70%
			25,000	-	-	\$ 522.87	\$ 731	\$ (208.17)	72%	\$ 341.22	\$ 489	\$ (147.79)	70%
			500	-	-	\$ 186.77	\$ 261	\$ (74.25)	72%	\$ 113.60	\$ 163	\$ (49.13)	70%
			2,000	-	-	\$ 389.37	\$ 551	\$ (162.07)	71%	\$ 154.99	\$ 222	\$ (67.07)	70%
55	H	Hazardous- Shell	5,000	-	-	\$ 416.07	\$ 596	\$ (179.98)	70%	\$ 230.89	\$ 331	\$ (99.97)	70%
			10,000	-	-	\$ 469.47	\$ 654	\$ (185.02)	72%	\$ 272.27	\$ 390	\$ (117.91)	70%
			25,000	-	-	\$ 522.87	\$ 731	\$ (208.17)	72%	\$ 341.22	\$ 489	\$ (147.79)	70%
			100	-	-	\$ 116.08	\$ 160	\$ (43.61)	73%	\$ 92.92	\$ 133	\$ (40.16)	70%
			400	-	-	\$ 225.10	\$ 316	\$ (90.86)	71%	\$ 126.02	\$ 181	\$ (54.51)	70%
56	H	Hazardous - Upfit	1,000	-	-	\$ 239.47	\$ 343	\$ (103.43)	70%	\$ 186.73	\$ 268	\$ (80.83)	70%
			2,000	-	-	\$ 268.20	\$ 366	\$ (97.78)	73%	\$ 219.84	\$ 315	\$ (95.18)	70%
			5,000	-	-	\$ 296.94	\$ 407	\$ (110.24)	73%	\$ 274.99	\$ 394	\$ (119.09)	70%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
63	-	{Numbering gap is due to hidden unused rows.}	-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Plan Check Full Cost Results (Unit)				Inspection Full Cost Results (Unit)			
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate	Current Fee / Deposit	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
64	R-3	CUSTOM OR MODEL SINGLE FAMILY DWELLING	2,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
65	-	Single Family - REPEAT	2,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			400	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			800	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
66	-	Single Family Modulars	2,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			4,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			8,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			300	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			600	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
67	-	Single Family Manufactured Homes	1,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			3,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			6,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
68	-	Single Family Duplex	2,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			300	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			600	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
69	-	Single Family Townhomes	1,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			3,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			6,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
70	-	Single Family Remodel / Upfit (whole house)	2,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
	-	END OF FEE LIST											

Note: All fees include MPE plan checks and inspections.

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Total Full Cost Results (Unit)			
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			500	-	-	\$ 280.77	\$ 396	\$ (114.88)	71%
			2,000	1.00	1.00	\$ 492.43	\$ 699	\$ (206.63)	70%
1	A-1,3	Assembly (Religious and Theatres) - Complete	5,000	-	-	\$ 595.48	\$ 853	\$ (257.63)	70%
			10,000	-	-	\$ 683.78	\$ 962	\$ (277.80)	71%
			25,000	-	-	\$ 801.49	\$ 1,130	\$ (328.82)	71%
			500	-	-	\$ 280.77	\$ 396	\$ (114.88)	71%
			2,000	-	-	\$ 492.43	\$ 699	\$ (206.63)	70%
2	A-1,3	Assembly (Religious and Theatres) - Shell	5,000	-	-	\$ 595.48	\$ 853	\$ (257.63)	70%
			10,000	-	-	\$ 683.78	\$ 962	\$ (277.80)	71%
			25,000	-	-	\$ 801.49	\$ 1,130	\$ (328.82)	71%
			250	-	-	\$ 215.69	\$ 309	\$ (93.63)	70%
			1,000	-	-	\$ 357.96	\$ 513	\$ (155.30)	70%
3	A-1,3	Assembly (Religious and Theatres) - Upfit	2,500	-	-	\$ 436.61	\$ 630	\$ (193.13)	69%
			5,000	-	-	\$ 499.22	\$ 693	\$ (193.98)	72%
			12,500	-	-	\$ 584.38	\$ 814	\$ (229.12)	72%
			1,000	-	-	\$ 328.57	\$ 464	\$ (135.60)	71%
			4,000	-	-	\$ 581.23	\$ 826	\$ (245.12)	70%
4	A-4,5	Assembly: Spectator Seating (indoor) - Complete	10,000	-	-	\$ 706.12	\$ 1,012	\$ (305.59)	70%
			20,000	-	-	\$ 812.34	\$ 1,146	\$ (333.53)	71%
			50,000	-	-	\$ 954.39	\$ 1,349	\$ (395.10)	71%
			750	-	-	\$ 270.01	\$ 380	\$ (110.22)	71%
			3,000	-	-	\$ 461.04	\$ 654	\$ (193.02)	70%
5	A-4,5	Assembly: Spectator Seating (indoor) - Upfit	7,500	-	-	\$ 566.07	\$ 811	\$ (244.89)	70%
			15,000	-	-	\$ 650.97	\$ 915	\$ (263.58)	71%
			37,500	-	-	\$ 767.12	\$ 1,081	\$ (313.93)	71%
			-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
6	-	{unused}	-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
			500	-	-	\$ 290.91	\$ 421	\$ (129.98)	69%
			2,000	-	-	\$ 502.57	\$ 724	\$ (221.72)	69%
7	A-2	Assembly (Restuarants and banquet halls)- Complete	5,000	1.00	1.00	\$ 611.08	\$ 882	\$ (271.11)	69%
			10,000	-	-	\$ 700.52	\$ 980	\$ (279.17)	72%
			25,000	-	-	\$ 820.12	\$ 1,148	\$ (328.29)	71%
			500	-	-	\$ 280.77	\$ 396	\$ (114.88)	71%
			2,000	-	-	\$ 492.43	\$ 699	\$ (206.63)	70%
8	A-2	Assembly (Restuarants and banquet halls)- Shell	5,000	-	-	\$ 595.48	\$ 853	\$ (257.63)	70%
			10,000	-	-	\$ 683.78	\$ 962	\$ (277.80)	71%
			25,000	-	-	\$ 801.49	\$ 1,130	\$ (328.82)	71%
			250	-	-	\$ 233.26	\$ 335	\$ (101.24)	70%
			1,000	-	-	\$ 398.78	\$ 572	\$ (172.99)	70%
9	A-2	Assembly (Restaurants and banquet halls)- Upfit	2,500	-	-	\$ 480.49	\$ 693	\$ (212.15)	69%
			5,000	-	-	\$ 549.24	\$ 765	\$ (215.66)	72%
			12,500	-	-	\$ 640.53	\$ 894	\$ (253.46)	72%

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Total Full Cost Results (Unit)			
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			250	-	-	\$ 233.26	\$ 335	\$ (101.24)	70%
			1,000	-	-	\$ 398.78	\$ 572	\$ (172.99)	70%
10	B	Small Restaurant (<50 occ.) - Complete	2,500	3.00	3.00	\$ 480.49	\$ 693	\$ (212.15)	69%
			5,000	-	-	\$ 549.24	\$ 765	\$ (215.66)	72%
			12,500	-	-	\$ 640.53	\$ 894	\$ (253.46)	72%
			250	-	-	\$ 226.67	\$ 318	\$ (91.43)	71%
			1,000	-	-	\$ 392.19	\$ 555	\$ (163.18)	71%
11	B	Small Restaurant (<50 occ.) - Shell	2,500	1.00	1.00	\$ 470.35	\$ 674	\$ (203.40)	70%
			5,000	-	-	\$ 538.36	\$ 753	\$ (214.77)	71%
			12,500	-	-	\$ 628.41	\$ 882	\$ (253.80)	71%
			250	-	-	\$ 215.59	\$ 309	\$ (93.58)	70%
			1,000	-	-	\$ 357.71	\$ 513	\$ (155.19)	70%
12	B	Small Restaurant (<50 occ.) - Upfit	2,500	-	-	\$ 436.34	\$ 629	\$ (193.02)	69%
			5,000	-	-	\$ 498.92	\$ 693	\$ (193.85)	72%
			12,500	-	-	\$ 584.04	\$ 813	\$ (228.98)	72%
	B	Offices, Medical, Professional, etc. - Complete	500	1.00	1.00	\$ 290.91	\$ 421	\$ (129.98)	69%
	B	(Commercial Occupancy Scaling Source)	2,000	1.00	1.00	\$ 502.57	\$ 724	\$ (221.72)	69%
13	B	"	5,000	1.00	1.00	\$ 611.08	\$ 882	\$ (271.11)	69%
	B	"	10,000	-	-	\$ 683.78	\$ 980	\$ (295.91)	70%
	B	"	25,000	-	-	\$ 801.49	\$ 1,148	\$ (346.93)	70%
			500	-	-	\$ 280.77	\$ 396	\$ (114.88)	71%
			2,000	-	-	\$ 492.43	\$ 699	\$ (206.63)	70%
14	B	Offices, Medical, Professional, etc. - Shell	5,000	-	-	\$ 595.48	\$ 853	\$ (257.63)	70%
			10,000	-	-	\$ 683.78	\$ 962	\$ (277.80)	71%
			25,000	-	-	\$ 801.49	\$ 1,130	\$ (328.82)	71%
			150	-	-	\$ 205.24	\$ 294	\$ (89.10)	70%
			600	-	-	\$ 343.23	\$ 492	\$ (148.91)	70%
15	B	Offices, Medical, Professional, etc. - Upfit	1,500	4.00	4.00	\$ 414.27	\$ 598	\$ (183.45)	69%
			3,000	-	-	\$ 472.71	\$ 655	\$ (182.48)	72%
			7,500	-	-	\$ 550.93	\$ 766	\$ (214.62)	72%
			-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
16	-	{unused}	-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Total Full Cost Results (Unit)			
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			1,000	-	-	\$ 460.07	\$ 663	\$ (203.30)	69%
			4,000	-	-	\$ 851.07	\$ 1,224	\$ (372.79)	70%
17	E	Educational Building K-12 - Complete	10,000	-	-	\$ 1,016.12	\$ 1,463	\$ (446.67)	69%
			20,000	-	-	\$ 1,167.06	\$ 1,648	\$ (481.40)	71%
			50,000	1.00	1.00	\$ 1,361.04	\$ 1,924	\$ (562.76)	71%
			1,000	-	-	\$ 460.07	\$ 663	\$ (203.30)	69%
			4,000	-	-	\$ 851.07	\$ 1,224	\$ (372.79)	70%
18	E	Educational Building K-12 - Shell	10,000	-	-	\$ 1,016.12	\$ 1,463	\$ (446.67)	69%
			20,000	-	-	\$ 1,167.06	\$ 1,648	\$ (481.40)	71%
			50,000	-	-	\$ 1,361.04	\$ 1,924	\$ (562.76)	71%
			150	-	-	\$ 273.96	\$ 393	\$ (118.88)	70%
			600	-	-	\$ 439.45	\$ 630	\$ (190.62)	70%
19	E	Educational Building K-12 - Upfit	1,500	1.00	1.00	\$ 560.94	\$ 808	\$ (247.02)	69%
			3,000	-	-	\$ 646.88	\$ 905	\$ (257.98)	71%
			7,500	-	-	\$ 770.93	\$ 1,081	\$ (309.99)	71%
			-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
20	-	{unused}	-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
			500	-	-	\$ 280.77	\$ 396	\$ (114.88)	71%
			2,000	-	-	\$ 492.43	\$ 699	\$ (206.63)	70%
21	I-1, 2, 3	Medical/24 Hour Care - Complete	5,000	-	-	\$ 595.48	\$ 853	\$ (257.63)	70%
			10,000	-	-	\$ 683.78	\$ 962	\$ (277.80)	71%
			25,000	-	-	\$ 801.49	\$ 1,130	\$ (328.82)	71%
			500	-	-	\$ 280.77	\$ 396	\$ (114.88)	71%
			2,000	-	-	\$ 492.43	\$ 699	\$ (206.63)	70%
22	I-1, 2, 3	Medical/24 Hour Care - Shell	5,000	-	-	\$ 595.48	\$ 853	\$ (257.63)	70%
			10,000	-	-	\$ 683.78	\$ 962	\$ (277.80)	71%
			25,000	-	-	\$ 801.49	\$ 1,130	\$ (328.82)	71%
			100	-	-	\$ 188.31	\$ 263	\$ (74.81)	72%
			400	-	-	\$ 322.16	\$ 455	\$ (132.82)	71%
23	I-1, 2, 3	Medical/24Hour Care - Upfit	1,000	-	-	\$ 382.05	\$ 547	\$ (165.12)	70%
			2,000	-	-	\$ 435.61	\$ 606	\$ (170.23)	72%
			5,000	-	-	\$ 505.70	\$ 706	\$ (200.62)	72%
			250	-	-	\$ 244.34	\$ 343	\$ (99.09)	71%
			1,000	-	-	\$ 433.26	\$ 614	\$ (180.98)	71%
24	I-4	Day Care Facility - Complete	2,500	-	-	\$ 514.50	\$ 737	\$ (222.53)	70%
			5,000	-	-	\$ 588.68	\$ 825	\$ (236.58)	71%
			12,500	-	-	\$ 684.90	\$ 963	\$ (278.29)	71%
			100	-	-	\$ 198.45	\$ 288	\$ (89.90)	69%
			400	-	-	\$ 332.30	\$ 480	\$ (147.92)	69%
25	I-4	Day Care Facility - Upfit	1,000	2.00	2.00	\$ 397.65	\$ 576	\$ (178.60)	69%
			2,000	-	-	\$ 452.35	\$ 624	\$ (171.60)	72%
			5,000	-	-	\$ 524.34	\$ 724	\$ (200.08)	72%

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Total Full Cost Results (Unit)			
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
26	-	{unused}	-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ 346.72	\$ 490	\$ (143.47)	71%
			4,000	-	-	\$ 601.10	\$ 855	\$ (253.73)	70%
27	M	Retail Sales - Complete	10,000	-	-	\$ 742.68	\$ 1,064	\$ (321.44)	70%
			20,000	-	-	\$ 856.47	\$ 1,209	\$ (352.66)	71%
			50,000	-	-	\$ 1,012.54	\$ 1,433	\$ (420.31)	71%
			1,000	-	-	\$ 346.72	\$ 490	\$ (143.47)	71%
			4,000	-	-	\$ 601.10	\$ 855	\$ (253.73)	70%
28	M	Retail Sales - Shell	10,000	-	-	\$ 742.68	\$ 1,064	\$ (321.44)	70%
			20,000	-	-	\$ 856.47	\$ 1,209	\$ (352.66)	71%
			50,000	-	-	\$ 1,012.54	\$ 1,433	\$ (420.31)	71%
			100	-	-	\$ 194.90	\$ 280	\$ (84.62)	70%
			400	-	-	\$ 328.75	\$ 471	\$ (142.63)	70%
29	M	Retail Sales - Upfit	1,000	7.00	7.00	\$ 392.19	\$ 566	\$ (173.88)	69%
			2,000	-	-	\$ 446.49	\$ 618	\$ (171.12)	72%
			5,000	-	-	\$ 517.82	\$ 718	\$ (200.27)	72%
			200	-	-	\$ 233.26	\$ 335	\$ (101.24)	70%
			800	-	-	\$ 398.78	\$ 572	\$ (172.99)	70%
30	S-1	Repair Garage & Service St - Complete	2,000	1.00	1.00	\$ 480.49	\$ 693	\$ (212.15)	69%
			4,000	-	-	\$ 549.24	\$ 765	\$ (215.66)	72%
			10,000	-	-	\$ 640.53	\$ 894	\$ (253.46)	72%
			200	-	-	\$ 226.67	\$ 318	\$ (91.43)	71%
			800	-	-	\$ 392.19	\$ 555	\$ (163.18)	71%
31	S-1	Repair Garage & Service St - Shell	2,000	-	-	\$ 470.35	\$ 674	\$ (203.40)	70%
			4,000	-	-	\$ 538.36	\$ 753	\$ (214.77)	71%
			10,000	-	-	\$ 628.41	\$ 882	\$ (253.80)	71%
			100	-	-	\$ 183.24	\$ 263	\$ (79.56)	70%
			400	-	-	\$ 301.64	\$ 433	\$ (130.88)	70%
32	S-1	Repair Garage & Service St - Upfit	1,000	2.00	2.00	\$ 363.05	\$ 524	\$ (161.25)	69%
			2,000	-	-	\$ 413.28	\$ 570	\$ (156.73)	73%
			5,000	-	-	\$ 480.54	\$ 665	\$ (184.11)	72%

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Total Full Cost Results (Unit)			
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			5,000	-	-	\$ 500.97	\$ 725	\$ (223.71)	69%
			20,000	-	-	\$ 885.47	\$ 1,276	\$ (390.37)	69%
33	S-1	Storage (Moderate Hazard) - Complete	50,000	2.00	2.00	\$ 1,093.31	\$ 1,575	\$ (481.81)	69%
			100,000	-	-	\$ 1,261.11	\$ 1,782	\$ (520.69)	71%
			250,000	-	-	\$ 1,488.69	\$ 2,105	\$ (615.94)	71%
			5,000	-	-	\$ 488.30	\$ 693	\$ (204.84)	70%
			20,000	-	-	\$ 872.80	\$ 1,244	\$ (371.50)	70%
34	S-1	Storage (Moderate Hazard) - Shell	50,000	-	-	\$ 1,073.81	\$ 1,539	\$ (464.97)	70%
			100,000	-	-	\$ 1,240.19	\$ 1,759	\$ (518.98)	70%
			250,000	-	-	\$ 1,465.40	\$ 2,082	\$ (616.60)	70%
			250	-	-	\$ 217.83	\$ 305	\$ (87.60)	71%
			1,000	-	-	\$ 371.65	\$ 526	\$ (154.28)	71%
35	S-1	Storage (Moderate Hazard)- Upfit	2,500	-	-	\$ 448.28	\$ 642	\$ (193.83)	70%
			5,000	-	-	\$ 513.20	\$ 717	\$ (203.87)	72%
			12,500	-	-	\$ 600.17	\$ 842	\$ (241.56)	71%
			1,000	-	-	\$ 355.56	\$ 503	\$ (147.30)	71%
			4,000	-	-	\$ 621.63	\$ 884	\$ (262.63)	70%
36	S-2	Parking Garage or Low Hazard Storage - Complete	10,000	-	-	\$ 764.75	\$ 1,096	\$ (331.00)	70%
			20,000	-	-	\$ 881.63	\$ 1,245	\$ (363.56)	71%
			50,000	-	-	\$ 1,040.78	\$ 1,473	\$ (432.55)	71%
			1,000	-	-	\$ 355.56	\$ 503	\$ (147.30)	71%
			4,000	-	-	\$ 621.63	\$ 884	\$ (262.63)	70%
37	S-2	Parking Garage or Low Hazard Storage - Shell	10,000	-	-	\$ 764.75	\$ 1,096	\$ (331.00)	70%
			20,000	-	-	\$ 881.63	\$ 1,245	\$ (363.56)	71%
			50,000	-	-	\$ 1,040.78	\$ 1,473	\$ (432.55)	71%
			250	-	-	\$ 209.00	\$ 293	\$ (83.77)	71%
			1,000	-	-	\$ 351.12	\$ 496	\$ (145.38)	71%
38	S-2	Parking Garage or Low Hazard Storage - Upfit	2,500	-	-	\$ 426.20	\$ 610	\$ (184.26)	70%
			5,000	-	-	\$ 488.04	\$ 681	\$ (192.96)	72%
			12,500	-	-	\$ 571.93	\$ 801	\$ (229.32)	71%
			1,500	-	-	\$ 393.91	\$ 558	\$ (163.93)	71%
			6,000	-	-	\$ 691.67	\$ 985	\$ (292.99)	70%
39	R-1	Hotel, Motel - Complete	15,000	-	-	\$ 853.05	\$ 1,222	\$ (369.28)	70%
			30,000	-	-	\$ 984.38	\$ 1,392	\$ (408.10)	71%
			75,000	-	-	\$ 1,163.49	\$ 1,649	\$ (485.74)	71%
			-	-	-	\$ -	\$ -	\$ -	0%
40	-	{unused}	-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
			250	-	-	\$ 198.78	\$ 278	\$ (79.45)	71%
			1,000	-	-	\$ 340.90	\$ 482	\$ (141.06)	71%
41	R-1	Hotel, Motel - Upfit	2,500	-	-	\$ 415.98	\$ 596	\$ (179.94)	70%
			5,000	-	-	\$ 477.82	\$ 666	\$ (188.64)	72%
			12,500	-	-	\$ 561.71	\$ 787	\$ (225.00)	71%

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Total Full Cost Results (Unit)			
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			1,500	-	-	\$ 563.67	\$ 962	\$ (398.01)	59%
			6,000	-	-	\$ 884.82	\$ 1,422	\$ (537.22)	62%
42	R-2	Multi- Family -Complete	15,000	15.00	15.00	\$ 1,131.18	\$ 1,722	\$ (590.55)	66%
			30,000	-	-	\$ 1,285.75	\$ 1,736	\$ (450.39)	74%
			75,000	-	-	\$ 1,499.50	\$ 2,002	\$ (502.24)	75%
			1,500	-	-	\$ 411.59	\$ 583	\$ (171.59)	71%
			6,000	-	-	\$ 732.73	\$ 1,044	\$ (310.79)	70%
43	R-2	Multi-Family- Shell	15,000	-	-	\$ 897.20	\$ 1,286	\$ (388.42)	70%
			30,000	-	-	\$ 1,034.69	\$ 1,465	\$ (429.91)	71%
			75,000	-	-	\$ 1,219.98	\$ 1,730	\$ (510.22)	71%
			200	-	-	\$ 209.00	\$ 293	\$ (83.77)	71%
			800	-	-	\$ 351.12	\$ 496	\$ (145.38)	71%
44	R-2	Multi-Family- Upfit	2,000	-	-	\$ 426.20	\$ 610	\$ (184.26)	70%
			4,000	-	-	\$ 488.04	\$ 681	\$ (192.96)	72%
			10,000	-	-	\$ 571.93	\$ 801	\$ (229.32)	71%
			250	-	-	\$ 235.50	\$ 331	\$ (95.26)	71%
			1,000	-	-	\$ 412.72	\$ 585	\$ (172.08)	71%
45	R-3,4	Congregate Care <16 occ; Adult/Child Care <8 occ- C	2,500	-	-	\$ 492.43	\$ 705	\$ (212.96)	70%
			5,000	-	-	\$ 563.52	\$ 789	\$ (225.68)	71%
			12,500	-	-	\$ 656.66	\$ 923	\$ (266.05)	71%
			250	-	-	\$ 242.09	\$ 347	\$ (105.07)	70%
			1,000	-	-	\$ 419.31	\$ 601	\$ (181.89)	70%
46	R-3,4	Congregate Care <16 occ; Adult/Child Care <8 occ- U	2,500	1.00	1.00	\$ 502.57	\$ 724	\$ (221.72)	69%
			5,000	-	-	\$ 574.40	\$ 801	\$ (226.56)	72%
			12,500	-	-	\$ 668.77	\$ 934	\$ (265.70)	72%
			-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
47	-	{unused}	-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ 365.70	\$ 528	\$ (162.39)	69%
			4,000	-	-	\$ 631.77	\$ 910	\$ (277.73)	69%
48	F-1	Factory Industrial - Moderate Hazard - Complete	10,000	3.00	3.00	\$ 780.35	\$ 1,125	\$ (344.48)	69%
			20,000	-	-	\$ 898.37	\$ 1,263	\$ (364.93)	71%
			50,000	-	-	\$ 1,059.42	\$ 1,491	\$ (432.02)	71%
			1,000	-	-	\$ 355.56	\$ 503	\$ (147.30)	71%
			4,000	-	-	\$ 621.63	\$ 884	\$ (262.63)	70%
49	F-1	Factory Industrial - Moderate Hazard - Shell	10,000	-	-	\$ 764.75	\$ 1,096	\$ (331.00)	70%
			20,000	-	-	\$ 881.63	\$ 1,245	\$ (363.56)	71%
			50,000	-	-	\$ 1,040.78	\$ 1,473	\$ (432.55)	71%
			1,000	-	-	\$ 262.01	\$ 369	\$ (106.75)	71%
			4,000	-	-	\$ 474.32	\$ 673	\$ (198.78)	70%
50	F-1	Factory Industrial - Moderate Hazard - Upfit	10,000	-	-	\$ 558.66	\$ 800	\$ (241.67)	70%
			20,000	-	-	\$ 638.99	\$ 897	\$ (258.39)	71%
			50,000	-	-	\$ 741.38	\$ 1,044	\$ (302.77)	71%

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Total Full Cost Results (Unit)			
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			1,000	-	-	\$ 365.70	\$ 528	\$ (162.39)	69%
			4,000	-	-	\$ 631.77	\$ 910	\$ (277.73)	69%
51	F-2	Factory Industrial - Low Hazard - Complete	10,000	6.00	6.00	\$ 780.35	\$ 1,125	\$ (344.48)	69%
			20,000	-	-	\$ 898.37	\$ 1,263	\$ (364.93)	71%
			50,000	-	-	\$ 1,059.42	\$ 1,491	\$ (432.02)	71%
			1,000	-	-	\$ 355.56	\$ 503	\$ (147.30)	71%
			4,000	-	-	\$ 621.63	\$ 884	\$ (262.63)	70%
52	F-2	Factory Industrial - Low Hazard - Shell	10,000	-	-	\$ 764.75	\$ 1,096	\$ (331.00)	70%
			20,000	-	-	\$ 881.63	\$ 1,245	\$ (363.56)	71%
			50,000	-	-	\$ 1,040.78	\$ 1,473	\$ (432.55)	71%
			1,000	-	-	\$ 262.01	\$ 369	\$ (106.75)	71%
			4,000	-	-	\$ 474.32	\$ 673	\$ (198.78)	70%
53	F-2	Factory Industrial - Low Hazard- Upfit	10,000	-	-	\$ 558.66	\$ 800	\$ (241.67)	70%
			20,000	-	-	\$ 638.99	\$ 897	\$ (258.39)	71%
			50,000	-	-	\$ 741.38	\$ 1,044	\$ (302.77)	71%
			500	-	-	\$ 300.37	\$ 424	\$ (123.38)	71%
			2,000	-	-	\$ 544.36	\$ 773	\$ (229.14)	70%
54	H	Hazardous - Complete	5,000	-	-	\$ 646.96	\$ 927	\$ (279.95)	70%
			10,000	-	-	\$ 741.74	\$ 1,045	\$ (302.93)	71%
			25,000	-	-	\$ 864.09	\$ 1,220	\$ (355.96)	71%
			500	-	-	\$ 300.37	\$ 424	\$ (123.38)	71%
			2,000	-	-	\$ 544.36	\$ 773	\$ (229.14)	70%
55	H	Hazardous- Shell	5,000	-	-	\$ 646.96	\$ 927	\$ (279.95)	70%
			10,000	-	-	\$ 741.74	\$ 1,045	\$ (302.93)	71%
			25,000	-	-	\$ 864.09	\$ 1,220	\$ (355.96)	71%
			100	-	-	\$ 209.00	\$ 293	\$ (83.77)	71%
			400	-	-	\$ 351.12	\$ 496	\$ (145.38)	71%
56	H	Hazardous - Upfit	1,000	-	-	\$ 426.20	\$ 610	\$ (184.26)	70%
			2,000	-	-	\$ 488.04	\$ 681	\$ (192.96)	72%
			5,000	-	-	\$ 571.93	\$ 801	\$ (229.32)	71%
			-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
63	-	{Numbering gap is due to hidden unused rows.}	-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Total Full Cost Results (Unit)			
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			500	-	-	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%
64	R-3	CUSTOM OR MODEL SINGLE FAMILY DWELLING	2,500	-	-	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%
			10,000	-	-	\$ -	\$ -	\$ -	0%
			500	-	-	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%
65	-	Single Family - REPEAT	2,500	-	-	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%
			10,000	-	-	\$ -	\$ -	\$ -	0%
			400	-	-	\$ -	\$ -	\$ -	0%
			800	-	-	\$ -	\$ -	\$ -	0%
66	-	Single Family Modulares	2,000	-	-	\$ -	\$ -	\$ -	0%
			4,000	-	-	\$ -	\$ -	\$ -	0%
			8,000	-	-	\$ -	\$ -	\$ -	0%
			300	-	-	\$ -	\$ -	\$ -	0%
			600	-	-	\$ -	\$ -	\$ -	0%
67	-	Single Family Manufactured Homes	1,500	-	-	\$ -	\$ -	\$ -	0%
			3,000	-	-	\$ -	\$ -	\$ -	0%
			6,000	-	-	\$ -	\$ -	\$ -	0%
			500	-	-	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%
68	-	Single Family Duplex	2,500	-	-	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%
			10,000	-	-	\$ -	\$ -	\$ -	0%
			300	-	-	\$ -	\$ -	\$ -	0%
			600	-	-	\$ -	\$ -	\$ -	0%
69	-	Single Family Townhomes	1,500	-	-	\$ -	\$ -	\$ -	0%
			3,000	-	-	\$ -	\$ -	\$ -	0%
			6,000	-	-	\$ -	\$ -	\$ -	0%
			500	-	-	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%
70	-	Single Family Remodel / Upfit (whole house)	2,500	-	-	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%
			10,000	-	-	\$ -	\$ -	\$ -	0%
	-	END OF FEE LIST							

Note: All fees include MPE plan checks and inspections.

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
			500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			2,000	1.00	1.00	\$ 492	\$ 699	\$ (207)	70%	\$ 492	\$ 699	\$ (207)	70%
1	A-1,3	Assembly (Religious and Theatres) - Complete	5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			25,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			2,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
2	A-1,3	Assembly (Religious and Theatres) - Shell	5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			25,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			250	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
3	A-1,3	Assembly (Religious and Theatres) - Upfit	2,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			12,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			4,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
4	A-4,5	Assembly: Spectator Seating (indoor) - Complete	10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			20,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			50,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			750	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			3,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
5	A-4,5	Assembly: Spectator Seating (indoor) - Upfit	7,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			15,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			37,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
6	-	{unused}	-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			2,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
7	A-2	Assembly (Restuarants and banquet halls)- Complete	5,000	1.00	1.00	\$ 611	\$ 882	\$ (271)	69%	\$ 611	\$ 882	\$ (271)	69%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			25,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			2,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
8	A-2	Assembly (Restuarants and banquet halls)- Shell	5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			25,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			250	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
9	A-2	Assembly (Restaurants and banquet halls)- Upfit	2,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			12,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
			250	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
10	B	Small Restaurant (<50 occ.) - Complete	2,500	3.00	3.00	\$ 1,441	\$ 2,078	\$ (636)	69%	\$ 1,441	\$ 2,078	\$ (636)	69%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			12,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			250	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
11	B	Small Restaurant (<50 occ.) - Shell	2,500	1.00	1.00	\$ 470	\$ 674	\$ (203)	70%	\$ 470	\$ 674	\$ (203)	70%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			12,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			250	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
12	B	Small Restaurant (<50 occ.) - Upfit	2,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			12,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
	B	Offices, Medical, Professional, etc. - Complete	500	1.00	1.00	\$ 291	\$ 421	\$ (130)	69%	\$ 291	\$ 421	\$ (130)	69%
	B	(Commercial Occupancy Scaling Source)	2,000	1.00	1.00	\$ 503	\$ 724	\$ (222)	69%	\$ 503	\$ 724	\$ (222)	69%
13	B	"	5,000	1.00	1.00	\$ 611	\$ 882	\$ (271)	69%	\$ 611	\$ 882	\$ (271)	69%
	B	"	10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
	B	"	25,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			2,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
14	B	Offices, Medical, Professional, etc. - Shell	5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			25,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			150	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			600	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
15	B	Offices, Medical, Professional, etc. - Upfit	1,500	4.00	4.00	\$ 1,657	\$ 2,391	\$ (734)	69%	\$ 1,657	\$ 2,391	\$ (734)	69%
			3,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			7,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
16	-	{unused}	-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			4,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
17	E	Educational Building K-12 - Complete	10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			20,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			50,000	1.00	1.00	\$ 1,361	\$ 1,924	\$ (563)	71%	\$ 1,361	\$ 1,924	\$ (563)	71%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			4,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
18	E	Educational Building K-12 - Shell	10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			20,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			50,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			150	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			600	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
19	E	Educational Building K-12 - Upfit	1,500	1.00	1.00	\$ 561	\$ 808	\$ (247)	69%	\$ 561	\$ 808	\$ (247)	69%
			3,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			7,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
20	-	{unused}	-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			2,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
21	I-1, 2, 3	Medical/24 Hour Care - Complete	5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			25,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			2,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
22	I-1, 2, 3	Medical/24 Hour Care - Shell	5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			25,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			100	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			400	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
23	I-1, 2, 3	Medical/24Hour Care - Upfit	1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			2,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			250	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
24	I-4	Day Care Facility - Complete	2,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			12,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			100	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			400	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
25	I-4	Day Care Facility - Upfit	1,000	2.00	2.00	\$ 795	\$ 1,152	\$ (357)	69%	\$ 795	\$ 1,152	\$ (357)	69%
			2,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
26	-	{unused}	-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			4,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
27	M	Retail Sales - Complete	10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			20,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			50,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			4,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
28	M	Retail Sales - Shell	10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			20,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			50,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			100	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			400	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
29	M	Retail Sales - Upfit	1,000	7.00	7.00	\$ 2,745	\$ 3,962	\$ (1,217)	69%	\$ 2,745	\$ 3,962	\$ (1,217)	69%
			2,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			200	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			800	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
30	S-1	Repair Garage & Service St - Complete	2,000	1.00	1.00	\$ 480	\$ 693	\$ (212)	69%	\$ 480	\$ 693	\$ (212)	69%
			4,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			200	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			800	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
31	S-1	Repair Garage & Service St - Shell	2,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			4,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			100	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			400	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
32	S-1	Repair Garage & Service St - Upfit	1,000	2.00	2.00	\$ 726	\$ 1,049	\$ (322)	69%	\$ 726	\$ 1,049	\$ (322)	69%
			2,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			20,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
33	S-1	Storage (Moderate Hazard) - Complete	50,000	2.00	2.00	\$ 2,187	\$ 3,150	\$ (964)	69%	\$ 2,187	\$ 3,150	\$ (964)	69%
			100,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			250,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			20,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
34	S-1	Storage (Moderate Hazard) - Shell	50,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			100,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			250,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			250	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
35	S-1	Storage (Moderate Hazard)- Upfit	2,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			12,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			4,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
36	S-2	Parking Garage or Low Hazard Storage - Complete	10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			20,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			50,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			4,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
37	S-2	Parking Garage or Low Hazard Storage - Shell	10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			20,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			50,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			250	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
38	S-2	Parking Garage or Low Hazard Storage - Upfit	2,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			12,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			6,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
39	R-1	Hotel, Motel - Complete	15,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			30,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			75,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
40	-	{unused}	-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			250	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
41	R-1	Hotel, Motel - Upfit	2,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			12,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
			1,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			6,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
42	R-2	Multi- Family -Complete	15,000	15.00	15.00	\$ 16,968	\$ 25,826	\$ (8,858)	66%	\$ 16,968	\$ 25,826	\$ (8,858)	66%
			30,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			75,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			6,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
43	R-2	Multi-Family- Shell	15,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			30,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			75,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			200	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			800	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
44	R-2	Multi-Family- Upfit	2,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			4,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			250	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
45	R-3,4	Congregate Care <16 occ; Adult/Child Care <8 occ- C	2,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			12,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			250	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
46	R-3,4	Congregate Care <16 occ; Adult/Child Care <8 occ- U	2,500	1.00	1.00	\$ 503	\$ 724	\$ (222)	69%	\$ 503	\$ 724	\$ (222)	69%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			12,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
47	-	{unused}	-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			4,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
48	F-1	Factory Industrial - Moderate Hazard - Complete	10,000	3.00	3.00	\$ 2,341	\$ 3,374	\$ (1,033)	69%	\$ 2,341	\$ 3,374	\$ (1,033)	69%
			20,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			50,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			4,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
49	F-1	Factory Industrial - Moderate Hazard - Shell	10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			20,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			50,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			4,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
50	F-1	Factory Industrial - Moderate Hazard - Upfit	10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			20,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			50,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			4,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
51	F-2	Factory Industrial - Low Hazard - Complete	10,000	6.00	6.00	\$ 4,682	\$ 6,749	\$ (2,067)	69%	\$ 4,682	\$ 6,749	\$ (2,067)	69%
			20,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			50,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			4,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
52	F-2	Factory Industrial - Low Hazard - Shell	10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			20,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			50,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			4,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
53	F-2	Factory Industrial - Low Hazard- Upfit	10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			20,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			50,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			2,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
54	H	Hazardous - Complete	5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			25,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			2,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
55	H	Hazardous- Shell	5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			25,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			100	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			400	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
56	H	Hazardous - Upfit	1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			2,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
63	-	{Numbering gap is due to hidden unused rows.}	-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			-	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information						Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Annual PLAN CHECK Revenue Activity Level	Annual INSPECTION Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
			500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
64	R-3	CUSTOM OR MODEL SINGLE FAMILY DWELLING	2,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
65	-	Single Family - REPEAT	2,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			400	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			800	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
66	-	Single Family Modulares	2,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			4,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			8,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			300	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			600	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
67	-	Single Family Manufactured Homes	1,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			3,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			6,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
68	-	Single Family Duplex	2,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			300	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			600	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
69	-	Single Family Townhomes	1,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			3,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			6,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			1,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
70	-	Single Family Remodel / Upfit (whole house)	2,500	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			5,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
			10,000	-	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
	-	END OF FEE LIST											

Note: All fees include MPE plan checks and inspections.

\$ 39,426	\$ 58,163	\$ (18,737)	68%	\$ 39,426	\$ 58,163	\$ (18,737)	68%
Revenue Totals				Revenue Totals			

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION

Fee # *	ICC Use Type	Occupancy **	Size Basis (square feet)	PLAN CHECK		INSPECTION		TOTAL	
				Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***
			500	\$ 223	\$ 0.16008	\$ 173	\$ 0.04219	\$ 396	\$ 0.20227
			2,000	\$ 463	\$ 0.01266	\$ 236	\$ 0.03869	\$ 699	\$ 0.05135
1	A-1,3	Assembly (Religious and Theatres) - Complete	5,000	\$ 501	\$ 0.00904	\$ 352	\$ 0.01266	\$ 853	\$ 0.02169
			10,000	\$ 546	\$ 0.00422	\$ 415	\$ 0.00703	\$ 962	\$ 0.01125
			25,000	\$ 610	\$ 0.02438	\$ 521	\$ 0.02083	\$ 1,130	\$ 0.04521
			500	\$ 223	\$ 0.16008	\$ 173	\$ 0.04219	\$ 396	\$ 0.20227
			2,000	\$ 463	\$ 0.01266	\$ 236	\$ 0.03869	\$ 699	\$ 0.05135
2	A-1,3	Assembly (Religious and Theatres) - Shell	5,000	\$ 501	\$ 0.00904	\$ 352	\$ 0.01266	\$ 853	\$ 0.02169
			10,000	\$ 546	\$ 0.00422	\$ 415	\$ 0.00703	\$ 962	\$ 0.01125
			25,000	\$ 610	\$ 0.02438	\$ 521	\$ 0.02083	\$ 1,130	\$ 0.04521
			250	\$ 176	\$ 0.20864	\$ 133	\$ 0.06327	\$ 309	\$ 0.27191
			1,000	\$ 333	\$ 0.01964	\$ 181	\$ 0.05802	\$ 513	\$ 0.07766
3	A-1,3	Assembly (Religious and Theatres) - Upfit	2,500	\$ 362	\$ 0.00640	\$ 268	\$ 0.01898	\$ 630	\$ 0.02539
			5,000	\$ 378	\$ 0.00550	\$ 315	\$ 0.01054	\$ 693	\$ 0.01604
			12,500	\$ 419	\$ 0.03355	\$ 394	\$ 0.03153	\$ 814	\$ 0.06508
			1,000	\$ 257	\$ 0.09502	\$ 207	\$ 0.02571	\$ 464	\$ 0.12073
			4,000	\$ 542	\$ 0.00732	\$ 284	\$ 0.02358	\$ 826	\$ 0.03089
4	A-4,5	Assembly: Spectator Seating (indoor) - Complete	10,000	\$ 586	\$ 0.00570	\$ 426	\$ 0.00771	\$ 1,012	\$ 0.01342
			20,000	\$ 643	\$ 0.00250	\$ 503	\$ 0.00428	\$ 1,146	\$ 0.00679
			50,000	\$ 718	\$ 0.01436	\$ 631	\$ 0.01263	\$ 1,349	\$ 0.02699
			750	\$ 198	\$ 0.09181	\$ 183	\$ 0.02989	\$ 380	\$ 0.12170
			3,000	\$ 404	\$ 0.00746	\$ 250	\$ 0.02741	\$ 654	\$ 0.03487
5	A-4,5	Assembly: Spectator Seating (indoor) - Upfit	7,500	\$ 438	\$ 0.00485	\$ 373	\$ 0.00897	\$ 811	\$ 0.01381
			15,000	\$ 474	\$ 0.00242	\$ 440	\$ 0.00498	\$ 915	\$ 0.00740
			37,500	\$ 529	\$ 0.01410	\$ 552	\$ 0.01473	\$ 1,081	\$ 0.02883
6	-	{unused}	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			500	\$ 248	\$ 0.16008	\$ 173	\$ 0.04219	\$ 421	\$ 0.20227
			2,000	\$ 488	\$ 0.01394	\$ 236	\$ 0.03869	\$ 724	\$ 0.05263
7	A-2	Assembly (Restuarants and banquet halls)- Complete	5,000	\$ 530	\$ 0.00684	\$ 352	\$ 0.01266	\$ 882	\$ 0.01950
			10,000	\$ 564	\$ 0.00422	\$ 415	\$ 0.00703	\$ 980	\$ 0.01125
			25,000	\$ 628	\$ 0.02511	\$ 521	\$ 0.02083	\$ 1,148	\$ 0.04594
			500	\$ 223	\$ 0.16008	\$ 173	\$ 0.04219	\$ 396	\$ 0.20227
			2,000	\$ 463	\$ 0.01266	\$ 236	\$ 0.03869	\$ 699	\$ 0.05135
8	A-2	Assembly (Restuarants and banquet halls)- Shell	5,000	\$ 501	\$ 0.00904	\$ 352	\$ 0.01266	\$ 853	\$ 0.02169
			10,000	\$ 546	\$ 0.00422	\$ 415	\$ 0.00703	\$ 962	\$ 0.01125
			25,000	\$ 610	\$ 0.02438	\$ 521	\$ 0.02083	\$ 1,130	\$ 0.04521
			250	\$ 201	\$ 0.25308	\$ 133	\$ 0.06327	\$ 335	\$ 0.31636
			1,000	\$ 391	\$ 0.02256	\$ 181	\$ 0.05802	\$ 572	\$ 0.08059
9	A-2	Assembly (Restaurants and banquet halls)- Upfit	2,500	\$ 425	\$ 0.00992	\$ 268	\$ 0.01898	\$ 693	\$ 0.02890
			5,000	\$ 450	\$ 0.00667	\$ 315	\$ 0.01054	\$ 765	\$ 0.01721
			12,500	\$ 500	\$ 0.03999	\$ 394	\$ 0.03153	\$ 894	\$ 0.07152
			250	\$ 201	\$ 0.25308	\$ 133	\$ 0.06327	\$ 335	\$ 0.31636
			1,000	\$ 391	\$ 0.02256	\$ 181	\$ 0.05802	\$ 572	\$ 0.08059
10	B	Small Restaurant (<50 occ.) - Complete	2,500	\$ 425	\$ 0.00992	\$ 268	\$ 0.01898	\$ 693	\$ 0.02890
			5,000	\$ 450	\$ 0.00667	\$ 315	\$ 0.01054	\$ 765	\$ 0.01721
			12,500	\$ 500	\$ 0.03999	\$ 394	\$ 0.03153	\$ 894	\$ 0.07152
			250	\$ 185	\$ 0.25308	\$ 133	\$ 0.06327	\$ 318	\$ 0.31636
			1,000	\$ 375	\$ 0.02090	\$ 181	\$ 0.05802	\$ 555	\$ 0.07892
11	B	Small Restaurant (<50 occ.) - Shell	2,500	\$ 406	\$ 0.01277	\$ 268	\$ 0.01898	\$ 674	\$ 0.03175
			5,000	\$ 438	\$ 0.00667	\$ 315	\$ 0.01054	\$ 753	\$ 0.01721
			12,500	\$ 488	\$ 0.03905	\$ 394	\$ 0.03153	\$ 882	\$ 0.07058
			250	\$ 176	\$ 0.20837	\$ 133	\$ 0.06327	\$ 309	\$ 0.27164
			1,000	\$ 332	\$ 0.01962	\$ 181	\$ 0.05802	\$ 513	\$ 0.07764
12	B	Small Restaurant (<50 occ.) - Upfit	2,500	\$ 362	\$ 0.00638	\$ 268	\$ 0.01898	\$ 629	\$ 0.02536
			5,000	\$ 378	\$ 0.00549	\$ 315	\$ 0.01054	\$ 693	\$ 0.01603
			12,500	\$ 419	\$ 0.03352	\$ 394	\$ 0.03153	\$ 813	\$ 0.06504

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION

Fee # *	ICC Use Type	Occupancy **	Size Basis (square feet)	PLAN CHECK		INSPECTION		TOTAL	
				Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***
			500	\$ 248	\$ 0.16008	\$ 173	\$ 0.04219	\$ 421	\$ 0.20227
			2,000	\$ 488	\$ 0.01394	\$ 236	\$ 0.03869	\$ 724	\$ 0.05263
13	B	Offices, Medical, Professional, etc. - Complete	5,000	\$ 530	\$ 0.00684	\$ 352	\$ 0.01266	\$ 882	\$ 0.01950
			10,000	\$ 564	\$ 0.00422	\$ 415	\$ 0.00703	\$ 980	\$ 0.01125
			25,000	\$ 628	\$ 0.02511	\$ 521	\$ 0.02083	\$ 1,148	\$ 0.04594
			500	\$ 223	\$ 0.16008	\$ 173	\$ 0.04219	\$ 396	\$ 0.20227
			2,000	\$ 463	\$ 0.01266	\$ 236	\$ 0.03869	\$ 699	\$ 0.05135
14	B	Offices, Medical, Professional, etc. - Shell	5,000	\$ 501	\$ 0.00904	\$ 352	\$ 0.01266	\$ 853	\$ 0.02169
			10,000	\$ 546	\$ 0.00422	\$ 415	\$ 0.00703	\$ 962	\$ 0.01125
			25,000	\$ 610	\$ 0.02438	\$ 521	\$ 0.02083	\$ 1,130	\$ 0.04521
			150	\$ 176	\$ 0.34728	\$ 118	\$ 0.09227	\$ 294	\$ 0.43955
			600	\$ 332	\$ 0.03270	\$ 160	\$ 0.08461	\$ 492	\$ 0.11730
15	B	Offices, Medical, Professional, etc. - Upfit	1,500	\$ 362	\$ 0.01064	\$ 236	\$ 0.02768	\$ 598	\$ 0.03832
			3,000	\$ 378	\$ 0.00915	\$ 277	\$ 0.01537	\$ 655	\$ 0.02452
			7,500	\$ 419	\$ 0.05586	\$ 347	\$ 0.04621	\$ 766	\$ 0.10207
			-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16	-	{unused}	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			1,000	\$ 422	\$ 0.15650	\$ 242	\$ 0.03033	\$ 663	\$ 0.18683
			4,000	\$ 891	\$ 0.01201	\$ 333	\$ 0.02781	\$ 1,224	\$ 0.03982
17	E	Educational Building K-12 - Complete	10,000	\$ 963	\$ 0.00947	\$ 500	\$ 0.00910	\$ 1,463	\$ 0.01857
			20,000	\$ 1,058	\$ 0.00412	\$ 591	\$ 0.00505	\$ 1,648	\$ 0.00918
			50,000	\$ 1,182	\$ 0.02363	\$ 742	\$ 0.01485	\$ 1,924	\$ 0.03848
			1,000	\$ 422	\$ 0.15650	\$ 242	\$ 0.03033	\$ 663	\$ 0.18683
			4,000	\$ 891	\$ 0.01201	\$ 333	\$ 0.02781	\$ 1,224	\$ 0.03982
18	E	Educational Building K-12 - Shell	10,000	\$ 963	\$ 0.00947	\$ 500	\$ 0.00910	\$ 1,463	\$ 0.01857
			20,000	\$ 1,058	\$ 0.00412	\$ 591	\$ 0.00505	\$ 1,648	\$ 0.00918
			50,000	\$ 1,182	\$ 0.02363	\$ 742	\$ 0.01485	\$ 1,924	\$ 0.03848
			150	\$ 176	\$ 0.34728	\$ 217	\$ 0.17989	\$ 393	\$ 0.52717
			600	\$ 332	\$ 0.03270	\$ 298	\$ 0.16496	\$ 630	\$ 0.19766
19	E	Educational Building K-12 - Upfit	1,500	\$ 362	\$ 0.01064	\$ 446	\$ 0.05397	\$ 808	\$ 0.06460
			3,000	\$ 378	\$ 0.00915	\$ 527	\$ 0.02997	\$ 905	\$ 0.03912
			7,500	\$ 419	\$ 0.05586	\$ 662	\$ 0.08826	\$ 1,081	\$ 0.14412
			-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20	-	{unused}	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			500	\$ 223	\$ 0.16008	\$ 173	\$ 0.04219	\$ 396	\$ 0.20227
			2,000	\$ 463	\$ 0.01266	\$ 236	\$ 0.03869	\$ 699	\$ 0.05135
21	I-1, 2, 3	Medical/24 Hour Care - Complete	5,000	\$ 501	\$ 0.00904	\$ 352	\$ 0.01266	\$ 853	\$ 0.02169
			10,000	\$ 546	\$ 0.00422	\$ 415	\$ 0.00703	\$ 962	\$ 0.01125
			25,000	\$ 610	\$ 0.02438	\$ 521	\$ 0.02083	\$ 1,130	\$ 0.04521
			500	\$ 223	\$ 0.16008	\$ 173	\$ 0.04219	\$ 396	\$ 0.20227
			2,000	\$ 463	\$ 0.01266	\$ 236	\$ 0.03869	\$ 699	\$ 0.05135
22	I-1, 2, 3	Medical/24 Hour Care - Shell	5,000	\$ 501	\$ 0.00904	\$ 352	\$ 0.01266	\$ 853	\$ 0.02169
			10,000	\$ 546	\$ 0.00422	\$ 415	\$ 0.00703	\$ 962	\$ 0.01125
			25,000	\$ 610	\$ 0.02438	\$ 521	\$ 0.02083	\$ 1,130	\$ 0.04521
			100	\$ 160	\$ 0.52092	\$ 103	\$ 0.11862	\$ 263	\$ 0.63954
			400	\$ 316	\$ 0.04489	\$ 139	\$ 0.10877	\$ 455	\$ 0.15366
23	I-1, 2, 3	Medical/24 Hour Care - Upfit	1,000	\$ 343	\$ 0.02309	\$ 204	\$ 0.03558	\$ 547	\$ 0.05867
			2,000	\$ 366	\$ 0.01373	\$ 240	\$ 0.01976	\$ 606	\$ 0.03349
			5,000	\$ 407	\$ 0.08143	\$ 299	\$ 0.05983	\$ 706	\$ 0.14126
			250	\$ 210	\$ 0.29780	\$ 133	\$ 0.06327	\$ 343	\$ 0.36107
			1,000	\$ 434	\$ 0.02385	\$ 181	\$ 0.05802	\$ 614	\$ 0.08187
24	I-4	Day Care Facility - Complete	2,500	\$ 469	\$ 0.01631	\$ 268	\$ 0.01898	\$ 737	\$ 0.03529
			5,000	\$ 510	\$ 0.00785	\$ 315	\$ 0.01054	\$ 825	\$ 0.01839
			12,500	\$ 569	\$ 0.04553	\$ 394	\$ 0.03153	\$ 963	\$ 0.07705
			100	\$ 185	\$ 0.52092	\$ 103	\$ 0.11862	\$ 288	\$ 0.63954
			400	\$ 341	\$ 0.05129	\$ 139	\$ 0.10877	\$ 480	\$ 0.16006
25	I-4	Day Care Facility - Upfit	1,000	\$ 372	\$ 0.01212	\$ 204	\$ 0.03558	\$ 576	\$ 0.04770
			2,000	\$ 384	\$ 0.01373	\$ 240	\$ 0.01976	\$ 624	\$ 0.03349
			5,000	\$ 425	\$ 0.08506	\$ 299	\$ 0.05983	\$ 724	\$ 0.14488
			-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
26	-	{unused}	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION

Fee # *	ICC Use Type	Occupancy **	Size Basis (square feet)	PLAN CHECK		INSPECTION		TOTAL	
				Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***
			1,000	\$ 248	\$ 0.09122	\$ 242	\$ 0.03033	\$ 490	\$ 0.12155
			4,000	\$ 522	\$ 0.00707	\$ 333	\$ 0.02781	\$ 855	\$ 0.03488
27	M	Retail Sales - Complete	10,000	\$ 564	\$ 0.00540	\$ 500	\$ 0.00910	\$ 1,064	\$ 0.01450
			20,000	\$ 618	\$ 0.00240	\$ 591	\$ 0.00505	\$ 1,209	\$ 0.00746
			50,000	\$ 691	\$ 0.01381	\$ 742	\$ 0.01485	\$ 1,433	\$ 0.02866
			1,000	\$ 248	\$ 0.09122	\$ 242	\$ 0.03033	\$ 490	\$ 0.12155
			4,000	\$ 522	\$ 0.00707	\$ 333	\$ 0.02781	\$ 855	\$ 0.03488
28	M	Retail Sales - Shell	10,000	\$ 564	\$ 0.00540	\$ 500	\$ 0.00910	\$ 1,064	\$ 0.01450
			20,000	\$ 618	\$ 0.00240	\$ 591	\$ 0.00505	\$ 1,209	\$ 0.00746
			50,000	\$ 691	\$ 0.01381	\$ 742	\$ 0.01485	\$ 1,433	\$ 0.02866
			100	\$ 176	\$ 0.52092	\$ 103	\$ 0.11862	\$ 280	\$ 0.63954
			400	\$ 332	\$ 0.04905	\$ 139	\$ 0.10877	\$ 471	\$ 0.15782
29	M	Retail Sales - Upfit	1,000	\$ 362	\$ 0.01596	\$ 204	\$ 0.03558	\$ 566	\$ 0.05154
			2,000	\$ 378	\$ 0.01373	\$ 240	\$ 0.01976	\$ 618	\$ 0.03349
			5,000	\$ 419	\$ 0.08379	\$ 299	\$ 0.05983	\$ 718	\$ 0.14362
			200	\$ 201	\$ 0.31635	\$ 133	\$ 0.07909	\$ 335	\$ 0.39544
			800	\$ 391	\$ 0.02821	\$ 181	\$ 0.07253	\$ 572	\$ 0.10073
30	S-1	Repair Garage & Service St - Complete	2,000	\$ 425	\$ 0.01240	\$ 268	\$ 0.02373	\$ 693	\$ 0.03612
			4,000	\$ 450	\$ 0.00834	\$ 315	\$ 0.01318	\$ 765	\$ 0.02151
			10,000	\$ 500	\$ 0.04999	\$ 394	\$ 0.03941	\$ 894	\$ 0.08940
			200	\$ 185	\$ 0.31635	\$ 133	\$ 0.07909	\$ 318	\$ 0.39544
			800	\$ 375	\$ 0.02613	\$ 181	\$ 0.07253	\$ 555	\$ 0.09865
31	S-1	Repair Garage & Service St - Shell	2,000	\$ 406	\$ 0.01596	\$ 268	\$ 0.02373	\$ 674	\$ 0.03969
			4,000	\$ 438	\$ 0.00834	\$ 315	\$ 0.01318	\$ 753	\$ 0.02151
			10,000	\$ 488	\$ 0.04881	\$ 394	\$ 0.03941	\$ 882	\$ 0.08822
			100	\$ 159	\$ 0.44714	\$ 103	\$ 0.11862	\$ 263	\$ 0.56576
			400	\$ 294	\$ 0.04418	\$ 139	\$ 0.10877	\$ 433	\$ 0.15295
32	S-1	Repair Garage & Service St - Upfit	1,000	\$ 320	\$ 0.01012	\$ 204	\$ 0.03558	\$ 524	\$ 0.04571
			2,000	\$ 330	\$ 0.01179	\$ 240	\$ 0.01976	\$ 570	\$ 0.03155
			5,000	\$ 366	\$ 0.07310	\$ 299	\$ 0.05983	\$ 665	\$ 0.13293
			5,000	\$ 394	\$ 0.02830	\$ 331	\$ 0.00844	\$ 725	\$ 0.03674
			20,000	\$ 818	\$ 0.00224	\$ 457	\$ 0.00774	\$ 1,276	\$ 0.00998
33	S-1	Storage (Moderate Hazard) - Complete	50,000	\$ 886	\$ 0.00160	\$ 690	\$ 0.00253	\$ 1,575	\$ 0.00413
			100,000	\$ 966	\$ 0.00075	\$ 816	\$ 0.00141	\$ 1,782	\$ 0.00215
			250,000	\$ 1,078	\$ 0.00431	\$ 1,027	\$ 0.00411	\$ 2,105	\$ 0.00842
			5,000	\$ 362	\$ 0.02830	\$ 331	\$ 0.00844	\$ 693	\$ 0.03674
			20,000	\$ 787	\$ 0.00208	\$ 457	\$ 0.00774	\$ 1,244	\$ 0.00982
34	S-1	Storage (Moderate Hazard) - Shell	50,000	\$ 849	\$ 0.00188	\$ 690	\$ 0.00253	\$ 1,539	\$ 0.00441
			100,000	\$ 943	\$ 0.00075	\$ 816	\$ 0.00141	\$ 1,759	\$ 0.00215
			250,000	\$ 1,055	\$ 0.00422	\$ 1,027	\$ 0.00411	\$ 2,082	\$ 0.00833
			250	\$ 172	\$ 0.23073	\$ 133	\$ 0.06327	\$ 305	\$ 0.29400
			1,000	\$ 345	\$ 0.01943	\$ 181	\$ 0.05802	\$ 526	\$ 0.07745
35	S-1	Storage (Moderate Hazard)- Upfit	2,500	\$ 375	\$ 0.01100	\$ 268	\$ 0.01898	\$ 642	\$ 0.02998
			5,000	\$ 402	\$ 0.00608	\$ 315	\$ 0.01054	\$ 717	\$ 0.01662
			12,500	\$ 448	\$ 0.03581	\$ 394	\$ 0.03153	\$ 842	\$ 0.06734
			1,000	\$ 261	\$ 0.09681	\$ 242	\$ 0.03033	\$ 503	\$ 0.12714
			4,000	\$ 551	\$ 0.00743	\$ 333	\$ 0.02781	\$ 884	\$ 0.03525
36	S-2	Parking Garage or Low Hazard Storage - Complete	10,000	\$ 596	\$ 0.00584	\$ 500	\$ 0.00910	\$ 1,096	\$ 0.01494
			20,000	\$ 654	\$ 0.00255	\$ 591	\$ 0.00505	\$ 1,245	\$ 0.00760
			50,000	\$ 731	\$ 0.01462	\$ 742	\$ 0.01485	\$ 1,473	\$ 0.02947
			1,000	\$ 261	\$ 0.09681	\$ 242	\$ 0.03033	\$ 503	\$ 0.12714
			4,000	\$ 551	\$ 0.00743	\$ 333	\$ 0.02781	\$ 884	\$ 0.03525
37	S-2	Parking Garage or Low Hazard Storage - Shell	10,000	\$ 596	\$ 0.00584	\$ 500	\$ 0.00910	\$ 1,096	\$ 0.01494
			20,000	\$ 654	\$ 0.00255	\$ 591	\$ 0.00505	\$ 1,245	\$ 0.00760
			50,000	\$ 731	\$ 0.01462	\$ 742	\$ 0.01485	\$ 1,473	\$ 0.02947
			250	\$ 160	\$ 0.20837	\$ 133	\$ 0.06327	\$ 293	\$ 0.27164
			1,000	\$ 316	\$ 0.01795	\$ 181	\$ 0.05802	\$ 496	\$ 0.07598
38	S-2	Parking Garage or Low Hazard Storage - Upfit	2,500	\$ 343	\$ 0.00924	\$ 268	\$ 0.01898	\$ 610	\$ 0.02822
			5,000	\$ 366	\$ 0.00549	\$ 315	\$ 0.01054	\$ 681	\$ 0.01603
			12,500	\$ 407	\$ 0.03257	\$ 394	\$ 0.03153	\$ 801	\$ 0.06410
			1,500	\$ 286	\$ 0.07199	\$ 271	\$ 0.02286	\$ 558	\$ 0.09485
			6,000	\$ 610	\$ 0.00545	\$ 374	\$ 0.02096	\$ 985	\$ 0.02641
39	R-1	Hotel, Motel - Complete	15,000	\$ 659	\$ 0.00449	\$ 563	\$ 0.00686	\$ 1,222	\$ 0.01134
			30,000	\$ 727	\$ 0.00190	\$ 666	\$ 0.00381	\$ 1,392	\$ 0.00571
			75,000	\$ 812	\$ 0.01083	\$ 837	\$ 0.01116	\$ 1,649	\$ 0.02199
40	-	{unused}	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION

Fee # *	ICC Use Type	Occupancy **	Size Basis (square feet)	PLAN CHECK		INSPECTION		TOTAL	
				Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***
			250	\$ 160	\$ 0.20837	\$ 119	\$ 0.06327	\$ 278	\$ 0.27164
			1,000	\$ 316	\$ 0.01795	\$ 166	\$ 0.05802	\$ 482	\$ 0.07598
41	R-1	Hotel, Motel - Upfit	2,500	\$ 343	\$ 0.00924	\$ 253	\$ 0.01898	\$ 596	\$ 0.02822
			5,000	\$ 366	\$ 0.00549	\$ 300	\$ 0.01054	\$ 666	\$ 0.01603
			12,500	\$ 407	\$ 0.03257	\$ 380	\$ 0.03036	\$ 787	\$ 0.06294
			1,500	\$ 690	\$ 0.07944	\$ 271	\$ 0.02286	\$ 962	\$ 0.10230
			6,000	\$ 1,048	\$ 0.01234	\$ 374	\$ 0.02096	\$ 1,422	\$ 0.03330
42	R-2	Multi- Family -Complete	15,000	\$ 1,159	\$(0.00590)	\$ 563	\$ 0.00686	\$ 1,722	\$ 0.00096
			30,000	\$ 1,070	\$ 0.00209	\$ 666	\$ 0.00381	\$ 1,736	\$ 0.00590
			75,000	\$ 1,165	\$ 0.01553	\$ 837	\$ 0.01116	\$ 2,002	\$ 0.02669
			1,500	\$ 312	\$ 0.07944	\$ 271	\$ 0.02286	\$ 583	\$ 0.10230
			6,000	\$ 669	\$ 0.00594	\$ 374	\$ 0.02096	\$ 1,044	\$ 0.02690
43	R-2	Multi-Family- Shell	15,000	\$ 723	\$ 0.00507	\$ 563	\$ 0.00686	\$ 1,286	\$ 0.01193
			30,000	\$ 799	\$ 0.00209	\$ 666	\$ 0.00381	\$ 1,465	\$ 0.00590
			75,000	\$ 893	\$ 0.01191	\$ 837	\$ 0.01116	\$ 1,730	\$ 0.02307
			200	\$ 160	\$ 0.26046	\$ 133	\$ 0.07909	\$ 293	\$ 0.33955
			800	\$ 316	\$ 0.02244	\$ 181	\$ 0.07253	\$ 496	\$ 0.09497
44	R-2	Multi-Family- Upfit	2,000	\$ 343	\$ 0.01154	\$ 268	\$ 0.02373	\$ 610	\$ 0.03527
			4,000	\$ 366	\$ 0.00687	\$ 315	\$ 0.01318	\$ 681	\$ 0.02004
			10,000	\$ 407	\$ 0.04072	\$ 394	\$ 0.03941	\$ 801	\$ 0.08013
			250	\$ 198	\$ 0.27544	\$ 133	\$ 0.06327	\$ 331	\$ 0.33871
			1,000	\$ 404	\$ 0.02237	\$ 181	\$ 0.05802	\$ 585	\$ 0.08039
45	R-3,4	Congregate Care <16 occ; Adult/Child Care <8 occ- Comp	2,500	\$ 438	\$ 0.01454	\$ 268	\$ 0.01898	\$ 705	\$ 0.03352
			5,000	\$ 474	\$ 0.00726	\$ 315	\$ 0.01054	\$ 789	\$ 0.01780
			12,500	\$ 529	\$ 0.04229	\$ 394	\$ 0.03153	\$ 923	\$ 0.07382
			250	\$ 214	\$ 0.27544	\$ 133	\$ 0.06327	\$ 347	\$ 0.33871
			1,000	\$ 421	\$ 0.02404	\$ 181	\$ 0.05802	\$ 601	\$ 0.08206
46	R-3,4	Congregate Care <16 occ; Adult/Child Care <8 occ- Upfit	2,500	\$ 457	\$ 0.01169	\$ 268	\$ 0.01898	\$ 724	\$ 0.03067
			5,000	\$ 486	\$ 0.00726	\$ 315	\$ 0.01054	\$ 801	\$ 0.01780
			12,500	\$ 540	\$ 0.04323	\$ 394	\$ 0.03153	\$ 934	\$ 0.07476
			-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
47	-	{unused}	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			1,000	\$ 286	\$ 0.09681	\$ 242	\$ 0.03033	\$ 528	\$ 0.12714
			4,000	\$ 577	\$ 0.00807	\$ 333	\$ 0.02781	\$ 910	\$ 0.03589
48	F-1	Factory Industrial - Moderate Hazard - Complete	10,000	\$ 625	\$ 0.00475	\$ 500	\$ 0.00910	\$ 1,125	\$ 0.01385
			20,000	\$ 673	\$ 0.00255	\$ 591	\$ 0.00505	\$ 1,263	\$ 0.00760
			50,000	\$ 749	\$ 0.01498	\$ 742	\$ 0.01485	\$ 1,491	\$ 0.02983
			1,000	\$ 261	\$ 0.09681	\$ 242	\$ 0.03033	\$ 503	\$ 0.12714
			4,000	\$ 551	\$ 0.00743	\$ 333	\$ 0.02781	\$ 884	\$ 0.03525
49	F-1	Factory Industrial - Moderate Hazard - Shell	10,000	\$ 596	\$ 0.00584	\$ 500	\$ 0.00910	\$ 1,096	\$ 0.01494
			20,000	\$ 654	\$ 0.00255	\$ 591	\$ 0.00505	\$ 1,245	\$ 0.00760
			50,000	\$ 731	\$ 0.01462	\$ 742	\$ 0.01485	\$ 1,473	\$ 0.02947
			1,000	\$ 236	\$ 0.08563	\$ 133	\$ 0.01582	\$ 369	\$ 0.10145
			4,000	\$ 493	\$ 0.00670	\$ 181	\$ 0.01451	\$ 673	\$ 0.02120
50	F-1	Factory Industrial - Moderate Hazard - Upfit	10,000	\$ 533	\$ 0.00496	\$ 268	\$ 0.00475	\$ 800	\$ 0.00971
			20,000	\$ 582	\$ 0.00226	\$ 315	\$ 0.00264	\$ 897	\$ 0.00489
			50,000	\$ 650	\$ 0.01300	\$ 394	\$ 0.00788	\$ 1,044	\$ 0.02088
			1,000	\$ 286	\$ 0.09681	\$ 242	\$ 0.03033	\$ 528	\$ 0.12714
			4,000	\$ 577	\$ 0.00807	\$ 333	\$ 0.02781	\$ 910	\$ 0.03589
51	F-2	Factory Industrial - Low Hazard - Complete	10,000	\$ 625	\$ 0.00475	\$ 500	\$ 0.00910	\$ 1,125	\$ 0.01385
			20,000	\$ 673	\$ 0.00255	\$ 591	\$ 0.00505	\$ 1,263	\$ 0.00760
			50,000	\$ 749	\$ 0.01498	\$ 742	\$ 0.01485	\$ 1,491	\$ 0.02983
			1,000	\$ 261	\$ 0.09681	\$ 242	\$ 0.03033	\$ 503	\$ 0.12714
			4,000	\$ 551	\$ 0.00743	\$ 333	\$ 0.02781	\$ 884	\$ 0.03525
52	F-2	Factory Industrial - Low Hazard - Shell	10,000	\$ 596	\$ 0.00584	\$ 500	\$ 0.00910	\$ 1,096	\$ 0.01494
			20,000	\$ 654	\$ 0.00255	\$ 591	\$ 0.00505	\$ 1,245	\$ 0.00760
			50,000	\$ 731	\$ 0.01462	\$ 742	\$ 0.01485	\$ 1,473	\$ 0.02947
			1,000	\$ 236	\$ 0.08563	\$ 133	\$ 0.01582	\$ 369	\$ 0.10145
			4,000	\$ 493	\$ 0.00670	\$ 181	\$ 0.01451	\$ 673	\$ 0.02120
53	F-2	Factory Industrial - Low Hazard- Upfit	10,000	\$ 533	\$ 0.00496	\$ 268	\$ 0.00475	\$ 800	\$ 0.00971
			20,000	\$ 582	\$ 0.00226	\$ 315	\$ 0.00264	\$ 897	\$ 0.00489
			50,000	\$ 650	\$ 0.01300	\$ 394	\$ 0.00788	\$ 1,044	\$ 0.02088

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION

Fee # *	ICC Use Type	Occupancy **	Size Basis (square feet)	PLAN CHECK		INSPECTION		TOTAL	
				Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***
			500	\$ 261	\$ 0.19361	\$ 163	\$ 0.03955	\$ 424	\$ 0.23316
			2,000	\$ 551	\$ 0.01487	\$ 222	\$ 0.03627	\$ 773	\$ 0.05114
54	H	Hazardous - Complete	5,000	\$ 596	\$ 0.01169	\$ 331	\$ 0.01186	\$ 927	\$ 0.02355
			10,000	\$ 654	\$ 0.00510	\$ 390	\$ 0.00659	\$ 1,045	\$ 0.01169
			25,000	\$ 731	\$ 0.02924	\$ 489	\$ 0.01956	\$ 1,220	\$ 0.04880
			500	\$ 261	\$ 0.19361	\$ 163	\$ 0.03955	\$ 424	\$ 0.23316
			2,000	\$ 551	\$ 0.01487	\$ 222	\$ 0.03627	\$ 773	\$ 0.05114
55	H	Hazardous- Shell	5,000	\$ 596	\$ 0.01169	\$ 331	\$ 0.01186	\$ 927	\$ 0.02355
			10,000	\$ 654	\$ 0.00510	\$ 390	\$ 0.00659	\$ 1,045	\$ 0.01169
			25,000	\$ 731	\$ 0.02924	\$ 489	\$ 0.01956	\$ 1,220	\$ 0.04880
			100	\$ 160	\$ 0.52092	\$ 133	\$ 0.15818	\$ 293	\$ 0.67910
			400	\$ 316	\$ 0.04489	\$ 181	\$ 0.14505	\$ 496	\$ 0.18994
56	H	Hazardous - Upfit	1,000	\$ 343	\$ 0.02309	\$ 268	\$ 0.04745	\$ 610	\$ 0.07054
			2,000	\$ 366	\$ 0.01373	\$ 315	\$ 0.02635	\$ 681	\$ 0.04008
			5,000	\$ 407	\$ 0.08143	\$ 394	\$ 0.07882	\$ 801	\$ 0.16025
63	-	{Numbering gap is due to hidden unused rows.}	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
64	R-3	CUSTOM OR MODEL SINGLE FAMILY DWELLING	2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
65	-	Single Family - REPEAT	2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
66	-	Single Family Modulares	2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
67	-	Single Family Manufactured Homes	1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
68	-	Single Family Duplex	2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
69	-	Single Family Townhomes	1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70	-	Single Family Remodel / Upfit (whole house)	2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	END OF FEE LIST	-						

* Numbering gaps in the fee list above reflect some restructuring and/or elimination of fee titles during the study

** All fees include MPE plan checks and inspections, if applicable.

*** - See below:

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION

Fee # *	ICC Use Type	Occupancy **	Size Basis (square feet)	PLAN CHECK		INSPECTION		TOTAL	
				Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***	Full Cost (Potential Base Fee)	Each Additional SF ***

EXPLANATION OF NEW CONSTRUCTION FEE INCREMENTS

1	The increments are the cost per additional square footage added to the base fee for that size tier.
2	The first 4 increments for any occupancy represent the cost per square foot of the gap between each tier, in order to allow a smooth transition between tier sizes used
3	The incremental figure is calculated by dividing the increase in cost by the increase in square footage. Since the changes between the cost and the sizes between tiers are not equal in all cases—across occupancies or within occupancy types—the increments will not be consistent or follow any particular pattern. In your case, the increments seem to decline as the size gets larger, which is a coincidence and not a universal result. In fact,
4	There is no expectation that the cost of the increment will go down for the next tier size. However, the overall cost per sf will almost always go down and will never increase. (If the cost per sf for the tiers goes up, it is cause for concern and additional review/explanation. I have seen a few examples where the cost per sf legitimately went up, but that is usually because a particular threshold triggers some sort of significant
5	The incremental fee amounts are not equal to the cost per square foot of the actual size. For example, the cost per square foot of a 2000 sf will be greater than for a
6	By using this increment, we can ensure, for example, that a 3,999 sf occupancy will be slightly less (one sf cost increment) than a 4,000 sf one. By using the tiers, we can ensure that the economies of scale for larger sizes are recognized.
7	For the 5th increment, there is no final/larger tier to calculate the increment to the next size. However, you need an increment to get you from the highest tier size to infinity. Consequently, we calculate the cost per sf for the largest tier and use it for the increment. This true cost per sf increment, therefore, is larger than the other increments, which appears to indicate that the cost per sf increases. However, the cost per sf is less than previous tiers (see point 5 above).

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - OTHER ITEMS

Fee Service Information			Total Full Cost Results (Unit)			
Fee #	Fee Title	Annual Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
1	Department Standard Fees:	-	\$ -	\$ -	\$ -	0%
2	Blasting Permit (90 Day Duration Per Site)	5.0	\$ 233.00	\$ 347.21	\$ (114.21)	67%
3	Carnivals and Fairs	1.0	\$ 300.00	\$ 1,462.63	\$ (1,162.63)	21%
4	Covered Mall Buildings Permit	-	\$ 178.00	\$ 270.65	\$ (92.65)	66%
5	Exhibits & Trade Shows (Each) Permit	1.0	\$ 300.00	\$ 1,082.89	\$ (782.89)	28%
6	Explosive Storage Permit & Inspection	0.5	\$ 208.00	\$ 313.05	\$ (105.05)	66%
7	Fire Alarm System Plan Review & Acceptance Testing Fee - First 5,000 square feet	7.0	\$ 300.00	\$ 705.57	\$ (405.57)	43%
8	Fire Alarm System Plan Review & Acceptance Testing Fee - Each additional 10,000 square feet	5.0	\$ 150.00	\$ 716.72	\$ (566.72)	21%
9	Fire alarm System Acceptance Testing 2nd Visit	4.0	\$ 136.00	\$ 200.78	\$ (64.78)	68%
10	Fire Alarm System Acceptance Testing 3rd Visit	1.0	\$ 136.00	\$ 200.78	\$ (64.78)	68%
11	Fire Pumps & Related Equipment	1.0	\$ 258.00	\$ 386.72	\$ (128.72)	67%
12	Firework Display(s) & Pyrotechnic Special Effects: Indoor / Outdoor (Each Day)	2.0	\$ 300.00	\$ 817.49	\$ (517.49)	37%
13	0	-	\$ -	\$ -	\$ -	0%
14	Fixed Extinguishing System Plan Review & Acceptance Testing Fee - Each System	4.0	\$ 378.00	\$ 574.59	\$ (196.59)	66%
15	Fixed Extinguishing System Acceptance Testing 2nd Visit - Each System	1.0	\$ 92.00	\$ 137.49	\$ (45.49)	67%
16	Fixed Extinguishing System Acceptance Testing 3rd Visit - Each System	-	\$ 92.00	\$ 137.49	\$ (45.49)	67%
17	Fumigation & Thermal Insecticidal Fogging	-	\$ 92.00	\$ 137.49	\$ (45.49)	67%
18	Liquid or Gas Fueled Vehicles or Equipment in Assembly Buildings	-	\$ 92.00	\$ 137.49	\$ (45.49)	67%
19	Spraying & Dipping Operations	1.0	\$ 341.00	\$ 501.67	\$ (160.67)	68%
20	Sprinkler System Plan Review & Acceptance Testing Fee - First 5,000 square feet	7.0	\$ 300.00	\$ 932.14	\$ (632.14)	32%
21	Sprinkler System Plan Review & Acceptance Testing Fee - Each additional 10,000 square feet	5.0	\$ 150.00	\$ 491.16	\$ (341.16)	31%
22	Sprinkler System Acceptance Testing 2nd Visit	5.0	\$ 150.00	\$ 328.24	\$ (178.24)	46%
23	Sprinkler System Acceptance Testing 3rd Visit	-	\$ 137.00	\$ 201.67	\$ (64.67)	68%
24	Standpipe System Installation	-	\$ 323.00	\$ 464.16	\$ (141.16)	70%
25	Temporary Membrane Structures or Tents (Each)	11.0	\$ 50.00	\$ 219.45	\$ (169.45)	23%
26	Under Ground / Above Ground Storage Tank Installation, Upgrade or Removal (Per Tank)	1.0	\$ 293.00	\$ 444.20	\$ (151.20)	66%
27	Certificate of Compliance Inspection	10.0	\$ 50.00	\$ 244.94	\$ (194.94)	20%
28	Temp. Power Inspection	5.0	\$ 50.00	\$ 256.74	\$ (206.74)	19%

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - OTHER ITEMS

Fee Service Information			Total Full Cost Results (Unit)			
Fee #	Fee Title	Annual Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
29	State License Inspection Fee (Daycares Nursing Homes)	15.0	\$ 100.00	\$ 307.11	\$ (207.11)	33%
30	0	-	\$ -	\$ -	\$ -	0%
31	* All permits listed are mandatory and are required to be issued under the most current edition of the International Fire Prevention Code, NC Amendments.	-	\$ -	\$ -	\$ -	0%
32	0	-	\$ -	\$ -	\$ -	0%
33	0	-	\$ -	\$ -	\$ -	0%
34	Additional Departmental Fees:	-	\$ -	\$ -	\$ -	0%
35	Environmental Survey Fee	4.0	\$ 25.00	\$ 204.02	\$ (179.02)	12%
36	Foster Care Inspection	16.0	\$ 40.00	\$ 249.98	\$ (209.98)	16%
37	Group Home Inspection	6.0	\$ 75.00	\$ 220.90	\$ (145.90)	34%
38	Hydrant Flow Test (Per Hydrant)	6.0	\$ 50.00	\$ 476.18	\$ (426.18)	11%
39	Preliminary Major Subdivision Plat Reviews (Support to Planning)	5.0	\$ 158.00	\$ 227.84	\$ (69.84)	69%
40	Minor Subdivision Plat Reviews (Support to Planning)	49.0	\$ 88.00	\$ 126.58	\$ (38.58)	70%
41	ABC Permit (State License for Alcohol)	2.0	\$ 151.00	\$ 226.21	\$ (75.21)	67%
42	Plan Review (New Construction, Up-fit) [Included in the New Construction Fees by occupancy]	-	\$ 150.00	\$ -	\$ 150.00	0%
43	Plan Review (Multi Family New Construction) [Included in the New Construction Fees by occupancy]	-	\$ 50.00	\$ -	\$ 50.00	0%
44	Plan review Re-Submittal (Applies to New Const, Upfit & Multi Family Construction) - per review	0.0	\$ 50.00	\$ 221.42	\$ (171.42)	23%
45	Re-inspection Fee (Third visit & each re-inspection after) for annual inspections only.	24.0	\$ 50.00	\$ 304.87	\$ (254.87)	16%
46	Special Event Plan Review & Inspection Fee	8.0	\$ 300.00	\$ 1,463.87	\$ (1,163.87)	20%
47	Food Truck Permits [NEW in 2024 study]	50.0	\$ -	\$ 161.97	\$ (161.97)	0%
48	0	-	\$ -	\$ -	\$ -	0%
49	Special Notes	-	\$ -	\$ -	\$ -	0%
50	* All alarm system permits registered under the False Alarm Ordinance shall be renewed annually.	-	\$ -	\$ -	\$ -	0%
51	0	-	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - OTHER ITEMS

Fee Service Information			Total Full Cost Results (Unit)			
Fee #	Fee Title	Annual Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
52	Fines:	-	\$ -	\$ -	\$ -	0%
53	All Open Burning Violations as described in Section 34-55 of the Fire Protection Ordinance (Each)	-	\$ 100.00	\$ -	\$ 100.00	0%
54	0	-	\$ -	\$ -	\$ -	0%
55	Life Safety Equipment Installed Without Plans	-	\$ 250.00	\$ -	\$ 250.00	0%
56	Life Safety Violations of Chapter 10 (Exit Obstructions) as described in Section 34-55 of the Fire Protection Ordinance (Each)	-	\$ 250.00	\$ -	\$ 250.00	0%
57	Occupying a Structure Without Certificate of Occupancy (Each Day)	-	\$ 250.00	\$ -	\$ 250.00	0%
58	Violation of provisions set forth in the most current edition of the International Fire Prevention Code, NC Amendments	-	\$ 50.00	\$ -	\$ 50.00	0%
59	Recurring Violations of provisions set forth in the most current edition of the International Fire Prevention Code, NC Amendments	-	\$ 100.00	\$ -	\$ 100.00	0%
60	Failure to Maintain Life Safety Equipment	-	\$ 250.00	\$ -	\$ 250.00	0%
61	Violation of a Stop Work Order (Each Day)	-	\$ 250.00	\$ -	\$ 250.00	0%
62	Violation of an Order to Vacate or Abate (Each Day)	-	\$ 250.00	\$ -	\$ 250.00	0%
63	Not obtaining a permit as required by NC Fire Code or Local Ordinance	-	\$ 250.00	\$ -	\$ 250.00	0%
64	Special Notes	-	\$ -	\$ -	\$ -	0%
65	Delinquency Charge (per fine)	-	\$ 10.00	\$ -	\$ 10.00	0%
66	STAFF COST RECOVERY HOURLY RATES:	-	\$ -	\$ -	\$ -	0%
67	Service in Excess of Standard (Actual Time @ Staff Cost-Recovery Rates - At the Discretion of the Fire Marshal)	-	\$ -	\$ -	\$ -	0%
68	Standard Plan Check Rate (blended rate) (per hour)	-	\$ 95.25	\$ 135.97	\$ (40.72)	70%
69	Standard Inspection Rate (blended rate) (per hour)	-	\$ 95.25	\$ 135.97	\$ (40.72)	70%
70	Re-Check (per hour)	-	\$ 103.05	\$ 150.51	\$ (47.46)	68%
71	Re-Inspection (per hour)	-	\$ 103.05	\$ 150.51	\$ (47.46)	68%
72	Fire Marshal (per hour)	-	\$ 102.20	\$ 145.37	\$ (43.17)	70%
73	Assistant Fire Marshal (per hour)	-	\$ 88.30	\$ 126.58	\$ (38.28)	70%
74	0	-	\$ -	\$ -	\$ -	0%
75	0	-	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - OTHER ITEMS

Fee Service Information			Total Full Cost Results (Unit)			
Fee #	Fee Title	Annual Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
76	NON-FEE CATEGORIES:	-	\$ -	\$ -	\$ -	0%
77	Public Information (counter) - General / Non-recoverable (annual)	-	\$ -	\$ 8,885.29	\$ (8,885.29)	0%
78	Public Information (counter) - Pre-Project Support (annual)	-	\$ -	\$ 6,880.21	\$ (6,880.21)	0%
79	Public Information Requests (annual)	-	\$ -	\$ 10,877.91	\$ (10,877.91)	0%
80	0	-	\$ -	\$ -	\$ -	0%
81	0	-	\$ -	\$ -	\$ -	0%
82	HAZMAT Response (annual)	-	\$ -	\$ -	\$ -	0%
83	Annual / Periodic State-Mandated Business Inspections (annual)	-	\$ -	\$ 228,426.77	\$ (228,427)	0%
84	Standby and Preparation Time (annual)	-	\$ -	\$ -	\$ -	0%
85	Fire Training - Planning and Coordination (annual) [Note: Giving training, not receiving training]	-	\$ -	\$ -	\$ -	0%
86	EMS Training - Planning and Coordination (annual) [Note: Giving training, not receiving training]	-	\$ -	\$ -	\$ -	0%
87	Fire Investigations & Response (annual)	-	\$ -	\$ 57,394.10	\$ (57,394.10)	0%
88	Apparatus Management and Maintenance (annual)	-	\$ -	\$ 6,301.22	\$ (6,301)	0%
89	Equipment Check and Maintenance (annual)	-	\$ -	\$ 6,301.22	\$ (6,301)	0%
90	Disaster Preparedness (annual)	-	\$ -	\$ 9,113.53	\$ (9,114)	0%
91	Public Education (annual)	-	\$ -	\$ 13,820.65	\$ (13,820.65)	0%
92	0	-	\$ -	\$ -	\$ -	0%
93	City / Regional Meetings - External (annual)	-	\$ -	\$ 21,840.97	\$ (21,840.97)	0%
94	Code Compliance: Building Codes (annual)	-	\$ -	\$ -	\$ -	0%
95	0	-	\$ -	\$ -	\$ -	0%
96	Community Planning and Committees (annual)	-	\$ -	\$ 8,415.43	\$ (8,415.43)	0%
97	Station Maintenance / Fitness (annual)	-	\$ -	\$ -	\$ -	0%
98	Special Events (annual)	-	\$ -	\$ -	\$ -	0%
99	City Events (annual)	-	\$ -	\$ -	\$ -	0%
100	Special Projects (annual)	-	\$ -	\$ 58,906.47	\$ (58,906.47)	0%
101	0	-	\$ -	\$ -	\$ -	0%
102	0	-	\$ -	\$ -	\$ -	0%
103	Training Reports (annual)	-	\$ -	\$ 632.88	\$ (632.88)	0%
104	McGuire Nuclear Plant (annual)	-	\$ -	\$ 44,369.37	\$ (44,369.37)	0%
105	Other Non-Fee Activities (annual)	-	\$ -	\$ 1,951.85	\$ (1,951.85)	0%
106	0	-	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - OTHER ITEMS

Fee Service Information			Total Full Cost Results (Unit)			
Fee #	Fee Title	Annual Revenue Activity Level	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
107	SUPPORT TO OTHER DEPARTMENTS and AGENCIES:	-	\$ -	\$ -	\$ -	0%
108	Support to Building (annual)	-	\$ -	\$ 11,579.86	\$ (11,579.86)	0%
109	Support to Planning (annual)	-	\$ -	\$ 14,111.39	\$ (14,111.39)	0%
110	Support to Engineering (annual)	-	\$ -	\$ -	\$ -	0%
111	Support to Police (annual)	-	\$ -	\$ 12,306.71	\$ (12,306.71)	0%
112	Support to All Other City Departments (annual)	-	\$ -	\$ 11,012.18	\$ (11,012.18)	0%
113	Mutual Aid Support to External Agencies (annual)	-	\$ -	\$ -	\$ -	0%
114	0	-	\$ -	\$ -	\$ -	0%
115	END OF FEE LIST	-	\$ -	\$ -	\$ -	0%
	Adjustment for Suballocated Costs:	-		\$ (19,482.65)	\$ 19,482.65	0%

TOTALS:

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - OTHER ITEMS

Fee Service Information			Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Fee Title	Annual Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
1	Department Standard Fees:	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
2	Blasting Permit (90 Day Duration Per Site)	5.0	\$ 1,165	\$ 1,736	\$ (571)	67%	\$ 1,165	\$ 1,736	\$ (571)	67%
3	Carnivals and Fairs	1.0	\$ 300	\$ 1,463	\$ (1,163)	21%	\$ 300	\$ 1,463	\$ (1,163)	21%
4	Covered Mall Buildings Permit	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
5	Exhibits & Trade Shows (Each) Permit	1.0	\$ 300	\$ 1,083	\$ (783)	28%	\$ 300	\$ 1,083	\$ (783)	28%
6	Explosive Storage Permit & Inspection	0.5	\$ 104	\$ 157	\$ (53)	66%	\$ 104	\$ 157	\$ (53)	66%
7	Fire Alarm System Plan Review & Acceptance Testing Fee - First 5,000 square feet	7.0	\$ 2,100	\$ 4,939	\$ (2,839)	43%	\$ 2,100	\$ 4,939	\$ (2,839)	43%
8	Fire Alarm System Plan Review & Acceptance Testing Fee - Each additional 10,000 square feet	5.0	\$ 750	\$ 3,584	\$ (2,834)	21%	\$ 750	\$ 3,584	\$ (2,834)	21%
9	Fire alarm System Acceptance Testing 2nd Visit	4.0	\$ 544	\$ 803	\$ (259)	68%	\$ 544	\$ 803	\$ (259)	68%
10	Fire Alarm System Acceptance Testing 3rd Visit	1.0	\$ 136	\$ 201	\$ (65)	68%	\$ 136	\$ 201	\$ (65)	68%
11	Fire Pumps & Related Equipment	1.0	\$ 258	\$ 387	\$ (129)	67%	\$ 258	\$ 387	\$ (129)	67%
12	Firework Display(s) & Pyrotechnic Special Effects: Indoor / Outdoor (Each Day)	2.0	\$ 600	\$ 1,635	\$ (1,035)	37%	\$ 600	\$ 1,635	\$ (1,035)	37%
13	0	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
14	Fixed Extinguishing System Plan Review & Acceptance Testing Fee - Each System	4.0	\$ 1,512	\$ 2,298	\$ (786)	66%	\$ 1,512	\$ 2,298	\$ (786)	66%
15	Fixed Extinguishing System Acceptance Testing 2nd Visit - Each System	1.0	\$ 92	\$ 137	\$ (45)	67%	\$ 92	\$ 137	\$ (45)	67%
16	Fixed Extinguishing System Acceptance Testing 3rd Visit - Each System	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
17	Fumigation & Thermal Insecticidal Fogging	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
18	Liquid or Gas Fueled Vehicles or Equipment in Assembly Buildings	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
19	Spraying & Dipping Operations	1.0	\$ 341	\$ 502	\$ (161)	68%	\$ 341	\$ 502	\$ (161)	68%
20	Sprinkler System Plan Review & Acceptance Testing Fee - First 5,000 square feet	7.0	\$ 2,100	\$ 6,525	\$ (4,425)	32%	\$ 2,100	\$ 6,525	\$ (4,425)	32%
21	Sprinkler System Plan Review & Acceptance Testing Fee - Each additional 10,000 square feet	5.0	\$ 750	\$ 2,456	\$ (1,706)	31%	\$ 750	\$ 2,456	\$ (1,706)	31%
22	Sprinkler System Acceptance Testing 2nd Visit	5.0	\$ 750	\$ 1,641	\$ (891)	46%	\$ 750	\$ 1,641	\$ (891)	46%
23	Sprinkler System Acceptance Testing 3rd Visit	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
24	Standpipe System Installation	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
25	Temporary Membrane Structures or Tents (Each)	11.0	\$ 550	\$ 2,414	\$ (1,864)	23%	\$ 550	\$ 2,414	\$ (1,864)	23%
26	Under Ground / Above Ground Storage Tank Installation, Upgrade or Removal (Per Tank)	1.0	\$ 293	\$ 444	\$ (151)	66%	\$ 293	\$ 444	\$ (151)	66%
27	Certificate of Compliance Inspection	10.0	\$ 500	\$ 2,449	\$ (1,949)	20%	\$ 500	\$ 2,449	\$ (1,949)	20%
28	Temp. Power Inspection	5.0	\$ 250	\$ 1,284	\$ (1,034)	19%	\$ 250	\$ 1,284	\$ (1,034)	19%

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - OTHER ITEMS

Fee Service Information			Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Fee Title	Annual Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
29	State License Inspection Fee (Daycares Nursing Homes)	15.0	\$ 1,500	\$ 4,607	\$ (3,107)	33%	\$ 1,500	\$ 4,607	\$ (3,107)	33%
30	0	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
31	* All permits listed are mandatory and are required to be issued under the most current edition of the International Fire Prevention Code, NC Amendments.	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
32	0	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
33	0	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
34	Additional Departmental Fees:	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
35	Environmental Survey Fee	4.0	\$ 100	\$ 816	\$ (716)	12%	\$ 100	\$ 816	\$ (716)	12%
36	Foster Care Inspection	16.0	\$ 640	\$ 4,000	\$ (3,360)	16%	\$ 640	\$ 4,000	\$ (3,360)	16%
37	Group Home Inspection	6.0	\$ 450	\$ 1,325	\$ (875)	34%	\$ 450	\$ 1,325	\$ (875)	34%
38	Hydrant Flow Test (Per Hydrant)	6.0	\$ 300	\$ 2,857	\$ (2,557)	11%	\$ 300	\$ 2,857	\$ (2,557)	11%
39	Preliminary Major Subdivision Plat Reviews (Support to Planning)	5.0	\$ 790	\$ 1,139	\$ (349)	69%	\$ 790	\$ 1,139	\$ (349)	69%
40	Minor Subdivision Plat Reviews (Support to Planning)	49.0	\$ 4,312	\$ 6,202	\$ (1,890)	70%	\$ 4,312	\$ 6,202	\$ (1,890)	70%
41	ABC Permit (State License for Alcohol)	2.0	\$ 302	\$ 452	\$ (150)	67%	\$ 302	\$ 452	\$ (150)	67%
42	Plan Review (New Construction, Up-fit) [Included in the New Construction Fees by occupancy]	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
43	Plan Review (Multi Family New Construction) [Included in the New Construction Fees by occupancy]	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
44	Plan review Re-Submittal (Applies to New Const, Upfit & Multi Family Construction) - per review	0.0	\$ 0	\$ 0	\$ (0)	23%	\$ 0	\$ 0	\$ (0)	23%
45	Re-inspection Fee (Third visit & each re-inspection after) for annual inspections only.	24.0	\$ 1,200	\$ 7,317	\$ (6,117)	16%	\$ 1,200	\$ 7,317	\$ (6,117)	16%
46	Special Event Plan Review & Inspection Fee	8.0	\$ 2,400	\$ 11,711	\$ (9,311)	20%	\$ 2,400	\$ 11,711	\$ (9,311)	20%
47	Food Truck Permits [NEW in 2024 study]	50.0	\$ -	\$ 8,099	\$ (8,099)	0%	\$ -	\$ 8,099	\$ (8,099)	0%
48	0	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
49	Special Notes	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
50	* All alarm system permits registered under the False Alarm Ordinance shall be renewed annually.	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
51	0	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - OTHER ITEMS

Fee Service Information			Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Fee Title	Annual Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
52	Fines:	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
53	All Open Burning Violations as described in Section 34-55 of the Fire Protection Ordinance (Each)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
54	0	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
55	Life Safety Equipment Installed Without Plans	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
56	Life Safety Violations of Chapter 10 (Exit Obstructions) as described in Section 34-55 of the Fire Protection Ordinance (Each)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
57	Occupying a Structure Without Certificate of Occupancy (Each Day)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
58	Violation of provisions set forth in the most current edition of the International Fire Prevention Code, NC Amendments	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
59	Recurring Violations of provisions set forth in the most current edition of the International Fire Prevention Code, NC Amendments	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
60	Failure to Maintain Life Safety Equipment	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
61	Violation of a Stop Work Order (Each Day)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
62	Violation of an Order to Vacate or Abate (Each Day)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
63	Not obtaining a permit as required by NC Fire Code or Local Ordinance	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
64	Special Notes	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
65	Delinquency Charge (per fine)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
66	STAFF COST RECOVERY HOURLY RATES:	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
67	Service in Excess of Standard (Actual Time @ Staff Cost-Recovery Rates - At the Discretion of the Fire Marshal)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
68	Standard Plan Check Rate (blended rate) (per hour)	-	\$ 95	\$ 136	\$ (41)	70%	\$ -	\$ -	\$ -	0%
69	Standard Inspection Rate (blended rate) (per hour)	-	\$ 95	\$ 136	\$ (41)	70%	\$ -	\$ -	\$ -	0%
70	Re-Check (per hour)	-	\$ 103	\$ 151	\$ (47)	68%	\$ -	\$ -	\$ -	0%
71	Re-Inspection (per hour)	-	\$ 103	\$ 151	\$ (47)	68%	\$ -	\$ -	\$ -	0%
72	Fire Marshal (per hour)	-	\$ 102	\$ 145	\$ (43)	70%	\$ -	\$ -	\$ -	0%
73	Assistant Fire Marshal (per hour)	-	\$ 88	\$ 127	\$ (38)	70%	\$ -	\$ -	\$ -	0%
74	0	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
75	0	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - OTHER ITEMS

Fee Service Information			Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Fee Title	Annual Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
76	NON-FEE CATEGORIES:	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
77	Public Information (counter) - General / Non-recoverable (annual)	-	\$ -	\$ 8,885	\$ (8,885)	0%	\$ -	\$ -	\$ -	0%
78	Public Information (counter) - Pre-Project Support (annual)	-	\$ -	\$ 6,880	\$ (6,880)	0%	\$ -	\$ -	\$ -	0%
79	Public Information Requests (annual)	-	\$ -	\$ 10,878	\$ (10,878)	0%	\$ -	\$ -	\$ -	0%
80	0	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
81	0	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
82	HAZMAT Response (annual)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
83	Annual / Periodic State-Mandated Business Inspections (annual)	-	\$ -	\$ 228,427	\$ (228,427)	0%	\$ -	\$ -	\$ -	0%
84	Standby and Preparation Time (annual)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
85	Fire Training - Planning and Coordination (annual) [Note: Giving training, not receiving training]	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
86	EMS Training - Planning and Coordination (annual) [Note: Giving training, not receiving training]	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
87	Fire Investigations & Response (annual)	-	\$ -	\$ 57,394	\$ (57,394)	0%	\$ -	\$ -	\$ -	0%
88	Apparatus Management and Maintenance (annual)	-	\$ -	\$ 6,301	\$ (6,301)	0%	\$ -	\$ -	\$ -	0%
89	Equipment Check and Maintenance (annual)	-	\$ -	\$ 6,301	\$ (6,301)	0%	\$ -	\$ -	\$ -	0%
90	Disaster Preparedness (annual)	-	\$ -	\$ 9,114	\$ (9,114)	0%	\$ -	\$ -	\$ -	0%
91	Public Education (annual)	-	\$ -	\$ 13,821	\$ (13,821)	0%	\$ -	\$ -	\$ -	0%
92	0	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
93	City / Regional Meetings - External (annual)	-	\$ -	\$ 21,841	\$ (21,841)	0%	\$ -	\$ -	\$ -	0%
94	Code Compliance: Building Codes (annual)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
95	0	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
96	Community Planning and Committees (annual)	-	\$ -	\$ 8,415	\$ (8,415)	0%	\$ -	\$ -	\$ -	0%
97	Station Maintenance / Fitness (annual)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
98	Special Events (annual)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
99	City Events (annual)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
100	Special Projects (annual)	-	\$ -	\$ 58,906	\$ (58,906)	0%	\$ -	\$ -	\$ -	0%
101	0	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
102	0	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
103	Training Reports (annual)	-	\$ -	\$ 633	\$ (633)	0%	\$ -	\$ -	\$ -	0%
104	McGuire Nuclear Plant (annual)	-	\$ -	\$ 44,369	\$ (44,369)	0%	\$ -	\$ -	\$ -	0%
105	Other Non-Fee Activities (annual)	-	\$ -	\$ 1,952	\$ (1,952)	0%	\$ -	\$ -	\$ -	0%
106	0	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Cabarrus County, NC
2024 FIRE PREVENTION FEE STUDY UPDATE
FINAL RESULTS

Fire Prevention (Fire Marshal)

RESULTS ANALYSIS - OTHER ITEMS

Fee Service Information			Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Fee Title	Annual Revenue Activity Level	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
107	SUPPORT TO OTHER DEPARTMENTS and AGENCIES:	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
108	Support to Building (annual)	-	\$ -	\$ 11,580	\$ (11,580)	0%	\$ -	\$ -	\$ -	0%
109	Support to Planning (annual)	-	\$ -	\$ 14,111	\$ (14,111)	0%	\$ -	\$ -	\$ -	0%
110	Support to Engineering (annual)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
111	Support to Police (annual)	-	\$ -	\$ 12,307	\$ (12,307)	0%	\$ -	\$ -	\$ -	0%
112	Support to All Other City Departments (annual)	-	\$ -	\$ 11,012	\$ (11,012)	0%	\$ -	\$ -	\$ -	0%
113	Mutual Aid Support to External Agencies (annual)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
114	0	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
115	END OF FEE LIST	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
	Adjustment for Suballocated Costs:	-	\$ -	\$ (19,483)	\$ 19,482.65	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS:			\$ 25,976	\$ 599,153	\$ (573,177)	4%	\$ 25,389	\$ 84,663	\$ (59,273)	30%
			Revenue Totals				Revenue Totals			

Cabarrus County, NC
 2024 FIRE PREVENTION FEE STUDY UPDATE
 FINAL RESULTS

Fire Prevention (Fire Marshal)

REVENUE SUMMARY

Fee Service Areas		Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
	Fee Area	Projected Annual Revenue at Current Fee / Deposit	Annual Full Cost	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
	New Construction	\$ 39,426	\$ 58,163	\$ (18,737)	68%	\$ 39,426	\$ 58,163	\$ (18,737)	68%
	Miscellaneous Fire Items	\$ 25,976	\$ 599,153	\$ (573,177)	4%	\$ 25,389	\$ 84,663	\$ (59,273)	30%
	Utilization Gap Revenue Adjustment (non-fee only)		\$ (55,272)	\$ 55,272	0%		\$ -	\$ -	0%
TOTALS:		\$ 65,402	\$ 602,044	\$ (536,642)	11%	\$ 64,815	\$ 142,826	\$ (78,010)	45%
		Revenue Totals				Revenue Totals			



**CABARRUS COUNTY BOARD OF COMMISSIONERS
ANNUAL RETREAT
FEBRUARY 21-22, 2025**

RISK AND SAFETY

Jon Bradley, Risk and Safety Director

FY 2026 Risk Management Requests / Updates

Third-Party Administration (TPA) Services

- This is for claim management:
 - Workers Compensation Claims
 - Automotive Liability Claims
 - General Liability Claims
 - Property Claims
- Current provider: Compensation Claims Solutions (CCS)
 - First documentation available - 2007

Change

- Ideas from management, employees, other local governments, and providers to explore other services.
- Cabarrus has evaluated other options since 2021(FY 2022).
- Ideas for improvement upon:
 - Service
 - Reporting
 - Risk Mitigation
 - Cost savings

TPA Options Explored

- Compensation Claims Solutions (CCS)
- Specialized Contractor Administrators (SCA)
- PMA Management Corp.
- Gallagher Bassett
- CorVel
- Brentwood Services
- Sedgewick through North Carolina Association of County Commissioners (NCACC)

Best Options for Cabarrus

- SCA
 - Great customer service
 - Similarities in positive attributes from Compensation Claims Solutions (CCS)
 - Prompt
 - Most highly utilized and recommended from other Counties in NC and locally comparable in size
 - Relatively similar in cost to CCS
 - Has done multiple transitions from CCS making the transition process easier
- PMA
 - Better for reporting features and risk mitigation

SCA_Comp One Additional Value

- Positive Reviews from:
 - Gaston Co.
 - Catawba Co.
 - City of Lexington
- Has OSHA 300 generation (included) which can be compared to county's OSHA 300 for accuracy – potential ability for full tracking/generation.
- Better reporting for savings through providers and prescriptions.

Pricing

- Compensation Claims Solutions
 - Annual Administration Fees:
 - Workers Compensation: \$34,250.00
 - Liability & Property: \$24,000.00
 - 100% of savings by using providers go back to Cabarrus County
 - Cost for Claim Transfer services with 90-day notice: not agreed upon yet but estimated to be \$10,000.
- SCA – see to the right

New Claims	
Workers' Compensation	
Record Only	\$ 50.00
WC Medical Only	\$ 150.00
WC Indemnity	\$ 850.00
Subject to \$20,00 annual minimum	
\$2,000 Annual Administration Fee	
Liability	
Bodily Injury (GL or AL)	\$ 750.00
Property Damage (GL or AL)	\$ 550.00
AT Physical Damage	\$ 300.00
Property Claim	\$ 500.00
Other Liability Claims (Professional Liability, Employment Practices, Errors and Omission, etc.)	\$ 750.00
Record Only	\$ 50.00
Subject to \$30,00 annual Minimum	
\$2,000 Annual Administration Fee	
Take Over Claims	
WC Medical Only	\$ No charge
WC Indemnity	\$ 400.00
Liability Claims	\$ 400.00
Data Transfer (One time fee)	\$5000.00

Other Fees

Item	Charge
Case Management	\$95/hour
Utilization Review	30% of savings
Fee Schedule/U&C Review	\$8.00 per bill
PPO & Pharmacy % of Savings	30% of Savings



7

Legal Fees

- CCS
 - Current:
 - \$215/hr. for partners/ special counsel
 - \$165/hr. for associates
 - \$110/hr. for paralegals
 - SCA
 - Proposed market adjustment:
 - \$225/hr. for partners/special counsel
 - \$180/hr. for associates
 - \$120/hr. for paralegals
- **Last 4-year avg. expenses:**
- Liability/Property - \$44,360.50/year
 - Workers Compensation - \$43,256.00/year



8

Proposed Plan of Action (POA)

- Work out agreements with SCA and CCS to start transition process before April 1, 2025, to comply with current agreement procedures.
- Ability to extract data from Centurisk instead of CCS per contract – 2 weeks to pull data.
- SCA would take over current claims ASAP once first data transition has been imported.
- SCA would immediately take over new claims.
- Updates:
 - Department Heads & Supervisors
 - Employees
 - Emergency Action Plan
 - Workers Compensation Policy and Frequently Asked Questions






Americans with Disabilities Act – Transition Plan

- 1991 – ADA regulation requirements for all public entities to evaluate all services, policies, and practices and to modify any that did not meet ADA requirements by 1993.
<https://www.ada.gov/resources/title-ii-primer/>
- Components of ADA Transition Plan
 - Assessments of current conditions:
 - What does the public need (survey)?
 - Are facilities compliant with ADA (evaluations)?
 - Modification requests
 - Grievance procedures
 - Staff training

Examples of Transition Plans

- <https://www.townofchapelhill.org/home/showpublisheddocument/54480/638273578053830000>
- <https://www.charlottenc.gov/City-Government/Accessibility/ADA-Transition-Plan>

11

Station 21											
2020 City of Charlotte ADA Transition Plan											
PHOTO	REPORT ID	GIS ID	LOCATIONS	ELEMENTS, CODES	BARRIERS	PRIORITY	RECOMMENDED ACTION	UNIT	QUANTITY	ESTIMATED COST	BUDGETED COST PER ITEM
	46	3933	Breakroom; Floor 1	Miscellaneous Element, 307 Protruding Objects	Protrusion Limits, greater than 4 inches, at a height between 27 and 60 inches. (Digital display)	2	Lower element, provide cane detection, or relocate to an alcove.	number	1	\$500	\$500
	47	3934	Lobby; Floor 1	Miscellaneous Element, 308 Reach Ranges	Operable Parts, not within permitted reach range. (Thermostat)	3	Relocate element or provide the operable part within reach range of 15 to 46 inches.	number	1	\$250	\$250
	48	4720	Parking Lot	Accessible Route, Curb Ramp Multiple Violations, 406 Curb Ramps	The curb ramp was found to have several barriers requiring reconstruction of the curb ramp.	1	Demolish the existing curb ramp and rebuild to meet all requirements including size, slope, width, landings, adjacency to an accessible route, etc.	number	1	\$3,500	\$3,500
	49	4780	Bay; Floor 1	Accessible Route, Door Multiple Violations, 404 Doors, Doorways, and Gates	The door was found to have several barriers requiring replacement or relocation of the door.	1	Provide compliant door that meets all requirements including clear width, maneuvering clearance, etc.	number	1	\$8,000	\$8,000
	50	4837	Kitchen; Floor 1	Accessible Route, Door Multiple Violations, 404 Doors, Doorways, and Gates	The door was found to have several barriers requiring replacement or relocation of the door.	1	Provide compliant door that meets all requirements including clear width, maneuvering clearance, etc.	number	1	\$8,000	\$8,000

06-03-2020

Page 10/16

12

When JavaScript is disabled, form does not submit query (CLT-3)

Components	001 - charlottenc.gov - Header/Footer
Affected community	Vision, Cognitive
WCAG Success Criterion	3.2.2 On Input (A)
WCAG Level	A
Priority	Medium

Description

When JavaScript is disabled, the global search form doesn't execute a query on submit. This appears due to the fact that there is no <button> or <input> used to submit. Instead the form relies on a link `onClick` event, which relies on JavaScript.

These issues affect any visitor, regardless of ability or device, who may have JavaScript disabled — or be on a slow network where downloads are limited. For these visitors, they will be unable to search the site. the `onClick` event may also not be recognized on some devices that rely on keyboard or keyboard-like devices such as switches.

Current code

```
<input type="text" value="Search..." maxlength="2048" accesskey="s"
title="Search..." id="ctl100_PlaceHolderSearchArea_SearchBoxScriptWebPart1_csr_sbox"
autocomplete="off" autocorrect="off"
onkeypress="EnsureScriptFunc('Search.ClientControls.js', 'Srch.U', function() {if
(Srch.U.isEnterKey(String.fromCharCode(event.keyCode)))
($find('ctl100_PlaceHolderSearchArea_SearchBoxScriptWebPart1_csr').search($get('ctl100
PlaceHolderSearchArea_SearchBoxScriptWebPart1_csr_sbox').value);return
Srch.U.cancelEvent(event);}))"
onkeydown="EnsureScriptFunc('Search.ClientControls.js', 'Srch.U', function() {var
ctl =
($find('ctl100_PlaceHolderSearchArea_SearchBoxScriptWebPart1_csr'));ctl.activateDefault
QuerySuggestionBehavior();})" onfocus="EnsureScriptFunc('Search.ClientControls.js',
'Srch.U', function() {var ctl =
($find('ctl100_PlaceHolderSearchArea_SearchBoxScriptWebPart1_csr'));ctl.hidePrompt();ctl
.setBorder(true);})" onblur="EnsureScriptFunc('Search.ClientControls.js', 'Srch.U',
function() {var ctl =
($find('ctl100_PlaceHolderSearchArea_SearchBoxScriptWebPart1_csr')); if (ctl){
ctl.showPrompt(); ctl.setBorder(false);})" class="ms-textSmall ">a title="Search"
class="ms-srch-sb-searchLink"
id="ctl100_PlaceHolderSearchArea_SearchBoxScriptWebPart1_csr_SearchLink"
onclick="EnsureScriptFunc('Search.ClientControls.js', 'Srch.U', function() {
($find('ctl100_PlaceHolderSearchArea_SearchBoxScriptWebPart1_csr').search($get('ctl100
PlaceHolderSearchArea_SearchBoxScriptWebPart1_csr_sbox').value);})"
href="javascript: ()"></a>
```

14

13

Charlotte ADA Transition Plan Survey SurveyMonkey


Q6 Are there any city-owned facilities or areas within Charlotte that are in need of accessibility improvements?

Answered: 180 Skipped: 0

ANSWER CHOICES	RESPONSES
Yes	44.44% 80
No	55.56% 100
TOTAL	180

#	IF YES, PLEASE PROVIDE THE FACILITY NAME OR AREA THAT CAN BE MADE ACCESSIBLE	DATE
1	I am not aware of any, although they may exist.	8/1/2019 12:16 PM
2	Animal Care & Control is marginally accessible to visitors, and accessibility is wholly inadequate for volunteers.	7/30/2019 3:10 PM
3	Not all have wheelchair access.	7/24/2019 6:19 PM
4	Old City Hall only has 1 handicap parking space, which is not enough.	7/23/2019 6:25 AM
5	The special transportation routes need to be expanded. Right now, I can't ride sp. transportation from my house to my day program bec. sp. transportation doesn't go as far out Sunset Blvd. as I need it to go.	7/22/2019 6:35 AM
6	Transportation, mainly buses	7/20/2019 9:34 AM
7	Spectrum center	7/15/2019 5:35 PM
8	A great deal of the light rail stops have ramps, but they are far too steep to be accessible.	7/15/2019 5:40 AM
9	Museums and theaters	7/12/2019 9:03 AM
10	Parks like romare park should have more accessible entrances.	7/12/2019 5:16 AM
11	government building single access points of entry causes out of the way routes	7/12/2019 3:48 AM
12	can't think of any	7/11/2019 5:52 PM
13	Uptown streets. Sidewalks have become unwalkable due to scooters parked everywhere/whizzing by.	7/11/2019 12:09 PM

14



Town of Chapel Hill ADA Procedures
 Policy Number: PP 1-9
 Issue Date: 04/06/2021
 Approved By: Cliff Turner, Human Resources Development Director

These procedures establish guidelines for appropriate due process and ensure compliance with Section 504 of the Rehabilitation Act of 1973 and Title II of the ADA.

PROCEDURES

Employment

The Town does not discriminate based on disability in its hiring or employment practices and complies with all regulations promulgated by the U.S. Equal Employment Opportunity Commission under Title I of the Americans with Disabilities Act (ADA). For further information on non-discrimination refer to the Town's [Anti-Harassment Policy PPS-1](#), and the [Code of Ordinances, Section 14-09](#).

Effective Communication

The Town strives to effectively communicate with applicants, participants, beneficiaries, members of the public, and companions with disabilities. When requested, the Town will generally provide appropriate aids and services for qualified persons with disabilities for equal participation in Town programs, services and activities. This may include qualified sign language interpreters, documents in Braille, and other ways of making information accessible to people who have speech, hearing or vision impairments. Anyone with a hearing or speech impairment may also use [Relay NC](#), a telecommunications relay service managed by the North Carolina Division of Services for the Deaf and Hard of Hearing and available by calling **711 or 1-800-735-0341**. Additional information regarding [Relay NC](#) and related services can be located at, <http://www.relaync.com/>.


ADA Compliance Coordinators

Public and Organizations:


Director of Communications and Public Affairs
 Office: 919-968-2757, or through email at: publicaffairs@townofchapelhill.org

Employees and Departments:

Risk Manager, Office of Risk Management
 Office: 919-969-5035, or through email at: risk@townofchapelhill.org



CABARRUS COUNTY
America Thrives Here



CABARRUS COUNTY
America Thrives Here

15

Cabarrus County Currently

- Facility Assessments:
 - Camp T.N. Spencer – 2013
 - Frank Liske Park – 2013
 - Concord Library & Kannapolis Library – 2020
 - Harrisburg Library & Concord Senior Center – 2021
 - Various sidewalk assessments and Governmental Center -> Bathroom updates
- New buildings not necessary:
 - EMS Headquarters
 - Mt. Pleasant Library & ALC
 - Afton Library & ALC
 - Frank Liske Park Office & Mini-Golf
 - Frank Liske Barn
 - ITS & EEWH
 - IAM Operations Center

16

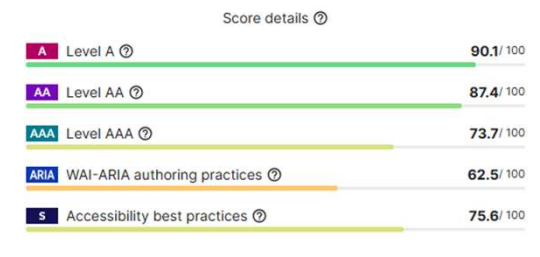
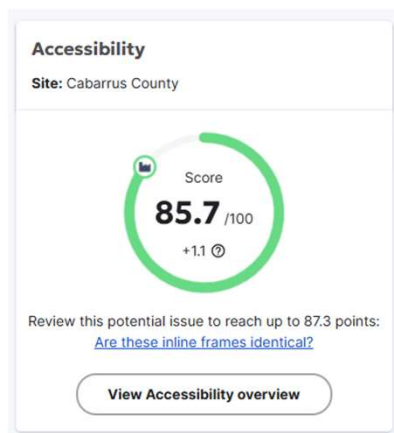
Cabarrus County Currently (Contd.)

- Revising Grievance Policy
- Revising ADA Policy
- Revising Accommodation Form
- Currently monthly training with Disability Rights and Resources for county employees



17

Website



Based off: <https://alfa.siteimprove.com/rules>



18

Estimated Pricing Options

- Precision Infrastructure Management:
 - ADA Coordinator / Transition Plan Development - \$14,250
 - Facilities Self-Assessment - \$67,575
 - Website Self-Assessment (optional) - \$12,750
 - Total Cost - \$94,575
 - Cost w/out website assessment - **\$81,825**
 - Approximately 67 days to complete

PRICING PAGE – APPENDIX A – (Tasks 1.1 and 1.2)				
1. DIRECT LABOR (Specify labor categories)	ESTIMATED HOURS	HOURLY RATE	ESTIMATED COST	PRICE
ROW/Parks/Facility Assessment (Jon	2305	\$90	\$207,450	\$207,450
Programs/Services/Website Assessment	250	\$150	\$37,500	\$37,500
Story Map (Chad Leftwich)	73	\$110	\$8,030	\$8,030
Community Engagement (Charlie Szold)	122	\$125	\$15,250	\$15,250
GIS (Chad Leftwich)	402	\$125	\$50,250	\$50,250
Proj Management and Report Drafting	228	\$110	\$25,080	\$25,080
Organization/Initiation/Council Meetings	102	\$125	\$12,750	\$12,750
DIRECT LABOR				\$356,310
2. INDIRECT COSTS (Specify indirect cost categories)	RATE	x BASE =	ESTIMATED COST	
	\$		\$	\$
				\$
				\$
DIRECT COST				\$
3. PROFIT (BLOCKS 1 + 2) x %				\$
4. OTHER DIRECT COSTS			ESTIMATED COST	
a. TRAVEL				\$
1. Transportation			\$	\$
2. Per Diem			\$	\$
(check current County Travel Policy)				\$
TRAVEL			\$	\$
b. EQUIPMENT, MATERIALS, SUPPLIES (Specify categories)	QUANTITY	COST	ESTIMATED COST	
		\$	\$	\$
				\$
				\$
EQUIPMENT			\$	\$
c. SUBCONTRACTS				\$
				\$
SUBCONTRACTS			\$	\$
d. OTHER (Specify categories)	QUANTITY	COST	ESTIMATED COST	
BlueDAG Partnership	Five (5) Years		\$49,875	\$49,875
				\$
OTHER			\$	\$
OTHER DIRECT COSTS				\$
5. TOTAL PRICE				\$406,185*

*The price is inclusive of all costs.

Disability Rights and Resources

- Guidance: **\$1,500 for first year** with monthly meetings to guide through process. Used for other counties in the past.
- Training and Support: **\$200 flat fee** to train lead staff and mobilize support to conduct components including public input.
- Staff Training: **\$400** per 90-minute ADA training customized to county needs. Typically, this is monthly for 2-4 months.
- Estimated less than **\$4,000** for first year.
- ~ **\$25,000 total** with Cabarrus County assuming most of process and work.
- **DOES NOT PROVIDE SURVEYS**



**CABARRUS COUNTY BOARD OF COMMISSIONERS
ANNUAL RETREAT
FEBRUARY 21-22, 2025**

USI BENEFITS PRESENTATION



CABARRUS COUNTY MEDICAL/RX & DENTAL RENEWAL

JULY 1, 2025 TO JUNE 30, 2026

Larry Reece, Senior Vice President
Lynda Clyne, Senior Account Executive
Katie Timerson, Senior Account Representative

www.usi.com

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THE USI  ONE ADVANTAGE®

0

Medical/Rx Renewal, Plan Design & Employee Contributions (payroll deductions)

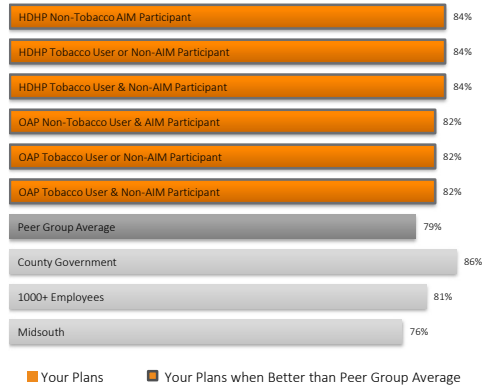
- Cabarrus County made the decision to improve the Open Access Plan (OAP) for FY 25.
 - Reasons for improving
 - Actuarial value prior to improvements, 71% (Actuarial value benchmark data 79% to 86%)
 - Less favorable to other County Groups
 - Recruitment and retention.
- Current Open Access Plan improved to an actuarial value of 82%.
- Current High Deductible Health Plan (HDHP) has an actuarial value of 84% (Actuarial value benchmark data, 79% and 86%).
- 70% of employees are still enrolled in the High Deductible Health Plan.
- Employee Contributions (payroll deductions) are favorable in benchmarking.
- In summary, both Medical Plans benchmark compared well to Peers.



1

Plan Design Value

Plan Design Value



GOAL: Offer at least one plan that's richer than the Peer Group Average.



RESULT: You have met or exceeded this goal; you have 6 plans that are higher than the benchmark.

Note: "ID" means there was insufficient data to calculate the benchmarks for that peer group.

Employees want access to at least one medical plan that covers as much or more than what they can find at an average employer in their industry or geography.

Plan design value calculations reflect the average amount of total healthcare spend covered by the plan.

It includes the benefit of employer-funded accounts, such as HSAs or HRAs which can offset out-of-pocket spend.

Note: Plan design values may not be an exact match to estimates from USI's Actuarial Value Calculator

USI | 2

2

Medical/Rx Projections for FY26

- Projected forecast for FY26 is a 9.6% increase for Medical/Rx, \$1.66M increase.
- In 2022, USI conducted a Medical/RX comprehensive marketing analysis.
 - Secured savings with Cigna with reduced admin fees and fee waivers.
 - Valued at approximately \$250k savings.
 - Improved pharmacy rebates and terms valued at \$660k savings, \$2.3M savings over four years.
- Negotiated pharmacy improvements of \$740k, with estimated \$434k to be realized in FY26.
- Cigna term ends July 2026; suggest marketing of Third-Party Administrator and Pharmacy Services for 2026.

USI | 3

3

What's Driving Medical/Rx Claims Cost?

- Medical claims are up 11.2%.
 - Primarily driven by large claimants taking specialty medications delivered through infusions/inpatient.
- Pharmacy claims account for 29.6% of claims.
 - Industry norm today is between 25% and 30%
- Musculoskeletal (MSK) is now #1 for Total Plan Spend by Condition; followed by Cancer and Gastrointestinal.
- 45% of members identified with a Chronic Condition (industry norm, unfortunately).



| 4

4

Strategies for Future Cost Savings Medical/Rx

- Musculoskeletal programs to target individuals with alternative therapies prior to surgeries and more expensive procedures
- Specialty Pharmacy programs to reduce the cost of expensive Specialty medications
- Continue to promote the onsite clinic and virtual care options to reduce cost and provide employees with convenient access to care
- Continue to promote the onsite clinic for management of Chronic Conditions; plus promoting Cigna programs that are providing these services for support and education
- Compassionate Offboarding to offer alternatives to COBRA, including the health insurance marketplace and Medicare alternatives
- Market Cigna Medical/Rx programs for 2026



| 5

5

Highlights of Cabarrus County's Medical/Rx program

- Better than benchmark.
 - Gaps in Care Compliance at 78.9%
 - Emergency Room steerable visits
 - 1,031 Virtual Visits
- Higher than benchmark.
 - Preventive care utilization at 53.1%
 - Generic Rx utilization at 94.5%
- Employee Health Center:
 - Cost Savings = \$297,099 for calendar year 2024.
 - Cost Savings = Cost of Clinic Operations – Average Negotiated Payor Rate (CIGNA) per Appointment



| 6

6

Dental Plan, 100% voluntary for Employees

- Projected increase of 26% due to claims utilization.
 - Consistent with other plan sponsors where dental claims utilization has increased post-COVID.
- Marketed Dental Plan to the top carriers.
 - Delta Dental (current provider), Ameritas, Cigna and Metlife
- Delta Dental continues to show the best in terms of fees, rates, network and discounts.
- Dental Plan is 100% voluntary for Employees.
- Therefore, a 26% increase for Dental will be passed on to the Employees.



| 7

7

Thank you for your time

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**CABARRUS COUNTY BOARD OF COMMISSIONERS
ANNUAL RETREAT
FEBRUARY 21-22, 2025**

CABARRUS COUNTY SCHOOLS

Dr. John Kopicki, Superintendent

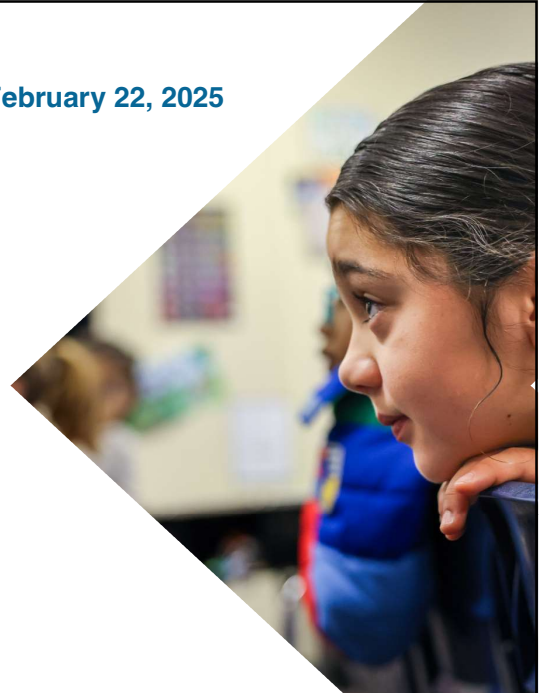


February 22, 2025

Board of Commissioners FY26 Budget Retreat

Cabarrus County Schools

DESTINATION
2025



@cabcoschools



1



Who We Are

Mission

- Empowering students to build their futures.

Vision

- Inspiring minds, engaging hearts, and shaping futures.



2



Core Commitments



We are committed to...

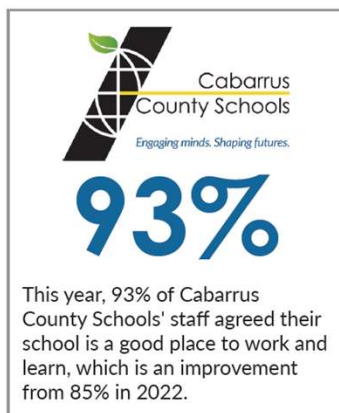
- providing an intentional, relationship-based culture.
- valuing the whole student and ensuring every student is welcomed and supported.
- providing access, resources, and opportunity to all students.
- providing a future-driven educational experience to prepare each graduate with the skills and confidence to change the world.

3



Commitments in Action

Providing an intentional, relationship-based culture.



4



Commitments in Action



Valuing the whole student and ensuring every student is welcomed and supported.

Of 115 districts in the North Carolina Public School System, Cabarrus County Schools has improved its rank from 35th in 2017-18 to 15th in 2023-24.



91%

In 2024, Cabarrus County Schools' graduation rate climbed to 91% from 88.9% in 2023.

5



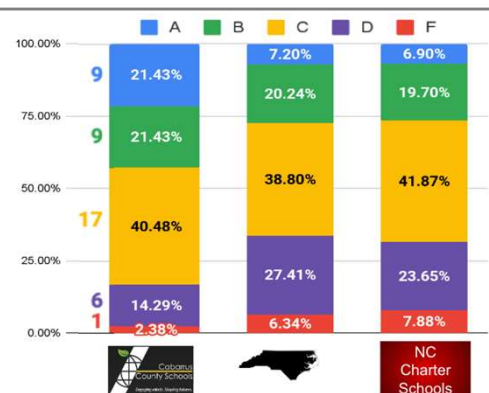
Commitments in Action



Valuing the whole student and ensuring every student is welcomed and supported.

Under the state accountability model, CCS outperforms state and charter schools proportionally:

- 3 times as many "A" schools
- Half as many "D" and "F" schools



6



Commitments in Action

Providing access, resources, and opportunity to all students.



93

Associates Degrees

Graduates of Cabarrus County Schools' Class of 2024 earned 93 Associates Degrees from Rowan-Cabarrus Community College while attending our Early Colleges or traditional high schools through the Career & College Promise program.



52

Cabarrus County Schools continues to impact the local economy with 52 career pathways in Career & Technical Education including Trades, Dental Assisting, Pharmacy Tech, Athletic Sports Training, Nursing Fundamentals, Veterinary Science, Public Safety, Hospitality and Tourism, and many more.



48.3%
of CCS graduates
earned college
credit in
2023-24.

98%

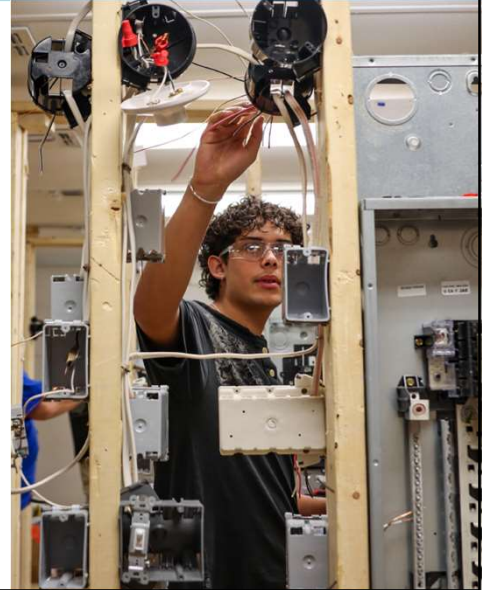
of CCS graduates
attend a 2- or
4-year college, go
straight into the
workforce, or join
the military.



The class of 2024 earned
\$36,044,047
in scholarships.



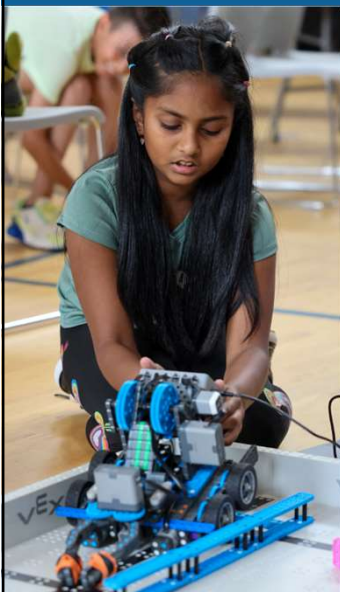
Increase of scholarships
\$4,355,023
year over year.



7



Commitments in Action



Providing a future-driven educational experience to prepare each graduate with the skills and confidence to change the world.

ib 72

In 2024, 72 Cabarrus County Schools' students earned International Baccalaureate Diplomas.



HRES is a VEX World Innovate Champion

Team 9464C from Hickory Ridge Elementary School won the Innovate Award at the VEX Robotics World Championships in Dallas, TX. This is the first world championship in VEX competition for Cabarrus County Schools.



**GLOBAL
IMPACT**

**HEWMS' Nichols
selected to global cohort**

Jennifer Nichols, a teacher at Harold Winkler Middle School, was selected as one of only 24 teachers from across the United States to join the Teachers Collaborating Across Borders (TCAB) 2024-2025 Cohort.

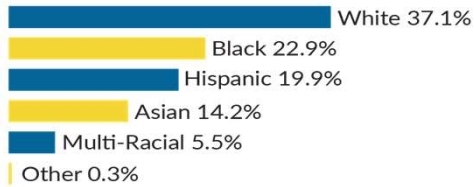
8



Demographics

Students: 35,161
Staff: 4,441

ENROLLMENT BY ETHNICITY



ENROLLMENT BY SUBGROUP

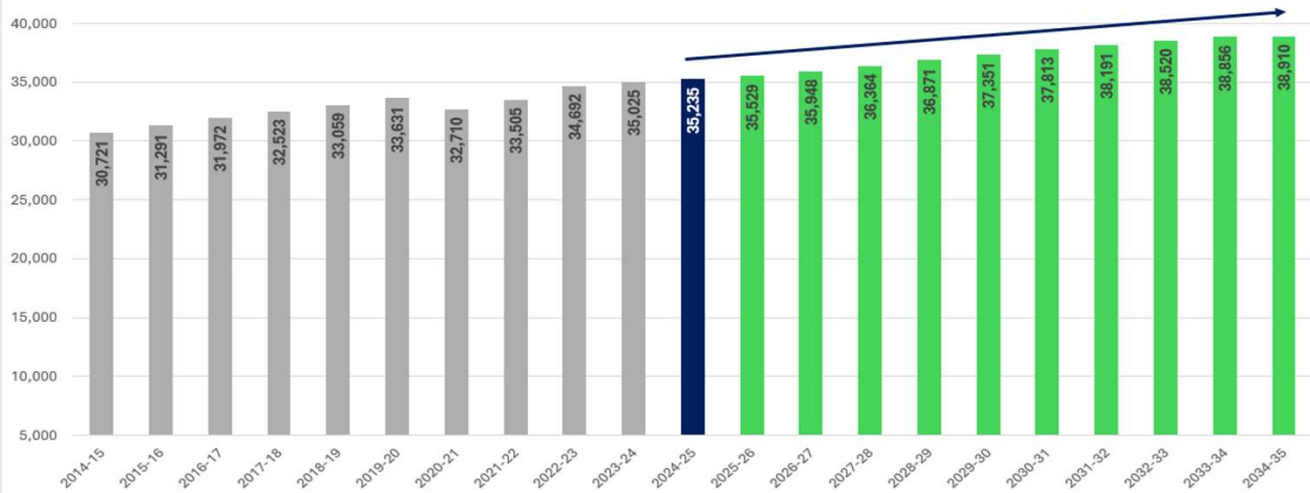


9



Enrollment

Cabarrus County Schools Student Projection



10



Strategic Priorities



1 Student Wellness

2 Teaching and Learning

3 Diverse Talent Pipeline

4 Early Learning

5 Technology-Enhanced Learning

6 Community Alignment

11



Strategic Priorities

Priority 1 Student Wellness

GOAL:

Attend to the social, emotional, and mental health needs of all students.

Priority 2 Teaching and Learning

GOAL:

Employ a growth model continuum for students. Data analytics, planning, and evidence of learning operate in a feedback loop. CCS will personalize learning for students, increase precision of instruction, and engage students, parents and caregivers.

Priority 3 Diverse Talent Pipeline

GOAL:

Continue to build a culturally diverse talent pipeline which is essential for student leadership potential and growth.

12



Strategic Priorities

Priority 4 Early Learning

GOAL:

Provide access to high quality early learning to prepare students in their K-12 educational journey. Early learning standards will be part of the overall district curriculum plan and are closely articulated in the K-12 system.

Priority 5 Technology-Enhanced Learning

GOAL:

Transform student learning through the selection of high-quality digital learning resources aligned with standards to assist our teachers in creating authentic learning experiences.

Priority 6 Community Alignment

GOAL:

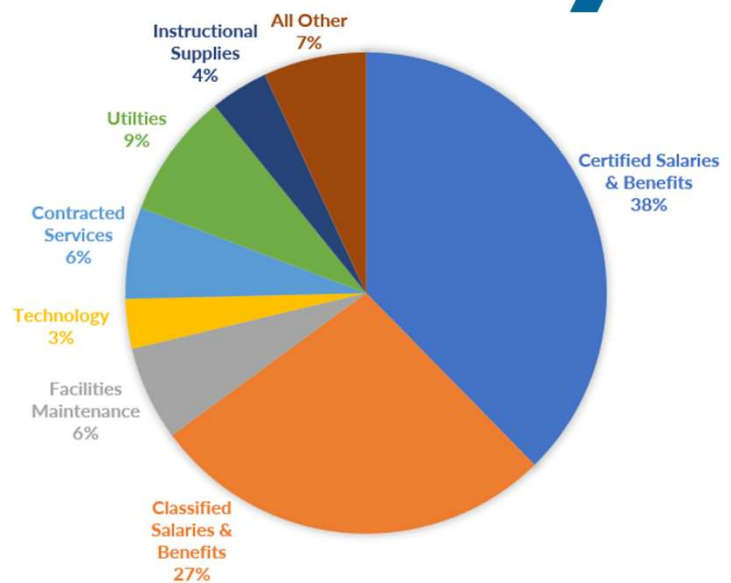
Engage families, communities, and business leaders with educators ensuring access to a robust, multi-tiered system of support for children, and ensuring that the community is actively engaged and invested in future-driven education.

13

Allocation of Local Funds



Certified Salaries & Benefits	\$34,939,357
Classified Salaries & Benefits	\$25,307,006
Facilities Maintenance	\$5,877,152
Technology	\$3,098,996
Contracted Services	\$5,700,000
Utilities	\$7,816,540
Instructional Supplies	\$3,622,282
All Other	\$6,412,512
Subtotal	\$92,773,845
Fines and Forfeitures	-\$2,200,000
Interest Income	-\$390,000
Special Revenue (Medicaid, Indirect Cost Recovery)	-\$4,414,600
Net County Continuation Budget	\$85,769,245



@cabcoschools



14

Budget Resolution – Funding Sources



CABARRUS COUNTY SCHOOL BOARD OF EDUCATION
Budget Resolution for Fiscal year ending June 30, 2025
(Updated 10/25/2024)

State Public School Fund (1)	Local Current Expense Fund (2)	Federal Grants Fund (3)	Local Special Revenue Fund (8)	Sub-total Operating Budget	Capital Outlay Fund (4)	Child Nutrition Fund (5)	Trust & Agency Fund (6)	Kids Plus Fund (7)	Total Budget
------------------------------	--------------------------------	-------------------------	--------------------------------	----------------------------	-------------------------	--------------------------	-------------------------	--------------------	--------------

BE IT Resolved by the Board of Education of the Cabarrus County School System, in accordance with the North Carolina Public Schools Uniform Chart of Accounts:

Section 1. The following expenditure amounts are hereby appropriated at the purpose level for the operation of Cabarrus County School System for the fiscal year beginning July 1, 2024, and ending June 30, 2025:

Purpose:

Instructional Services (5000):	\$ 220,666,552	\$ 51,450,821	\$ 15,267,190	\$ 5,260,753	\$ 292,645,316	\$ 511,430	\$ -	\$ 86,285	\$ -	\$ 293,244,031
System-Wide Support Services (6000):	\$ 33,616,403	\$ 43,753,338	\$ 797,934	\$ 4,391,778	\$ 82,559,453	\$ 1,815,692	\$ -	\$ -	\$ -	\$ 84,375,145
Ancillary Services (7000):	\$ -	\$ 84,405	\$ 39,116	\$ 102,371	\$ 225,892	\$ -	\$ 20,139,000	\$ -	\$ 3,705,370	\$ 24,070,262
Non-Programmed Charges (8000):	\$ 45,000	\$ 6,471,601	\$ 760,974	\$ -	\$ 7,277,575	\$ 1,658,489	\$ 700,000	\$ -	\$ -	\$ 9,636,064
Capital Outlay (9000):	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,632,954	\$ -	\$ -	\$ -	\$ 56,632,954
Total Appropriation	\$ 254,327,955	\$ 101,760,165	\$ 16,865,214	\$ 9,754,902	\$ 382,708,236	\$ 60,619,565	\$ 20,839,000	\$ 86,285	\$ 3,705,370	\$ 467,958,456
Overbudget amount being addressed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Section 2. The following revenue accounts are estimated to be available for the fiscal year beginning July 1, 2024, and ending June 30, 2025:

Revenue Source:

State Public School Revenue	\$ 254,327,955	\$ -	\$ -	\$ -	\$ 254,327,955	\$ -	\$ 50,000	\$ -	\$ -	\$ 254,377,955
Local Funds	\$ -	\$ 101,060,165	\$ -	\$ 9,444,348	\$ 110,504,513	\$ 60,477,835	\$ 5,262,000	\$ -	\$ 3,155,015	\$ 179,399,363
Federal Funds	\$ -	\$ -	\$ 16,865,214	\$ 310,554	\$ 17,175,768	\$ -	\$ 15,527,000	\$ -	\$ 115,700	\$ 32,818,468
Trust and Agency Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 86,285	\$ -	\$ 86,285
Fund Balance Appropriation	\$ -	\$ 700,000	\$ -	\$ -	\$ 700,000	\$ 141,730	\$ -	\$ -	\$ 434,655	\$ 1,276,385
Total Revenue	\$ 254,327,955	\$ 101,760,165	\$ 16,865,214	\$ 9,754,902	\$ 382,708,236	\$ 60,619,565	\$ 20,839,000	\$ 86,285	\$ 3,705,370	\$ 467,958,456



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Strengthening Education Funding



- For 2023-24, Cabarrus County Schools ranked 114th out of the 115 school districts in North Carolina in per pupil expenditure (PPE).
- In 2022-23, we ranked last.

LEA	State PPE	Federal PPE	Local PPE	Total PPE	Rank (of 115)
Rowan Salisbury Schools	8,203.25	3,066.51	3,285.77	14,555.53	#48
Iredell Statesville Schools	7,327.51	1,651.16	3,221.65	12,200.32	#100
Kannapolis City Schools	7,551.86	2,862.27	1,765.37	12,179.50	#102
Stanly County Schools	7,984.13	1,902.26	1,562.48	11,448.87	#111
Union County Schools	6,977.31	1,234.15	2,996.49	11,207.95	#113
Cabarrus County Schools	7,238.28	1,112.18	2,689.27	11,039.73	#114



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Cabarrus County Schools Capital Updates



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Construction Projects Completed Over the Last 10 Years



Project	Year Completed	Total Project Cost
Early College Business and Technology	2016	\$840,000.00
WR Odell Elementary	2016	\$21,586,000
Mount Pleasant Middle	2017	\$34,260,164
Royal Oaks Elementary	2018	\$24,243,490
Performance Learning Center	2019	\$4,240,000
West Cabarrus High School	2020	\$76,311,835
Hickory Ridge Elementary	2020	\$34,718,713
Roberta Road Middle	2022	\$53,856,000
Cabarrus Health Science Institute	2024	\$2,760,000
R Brown McAllister Elementary	2024	\$47,326,750



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FMD Capital Outlay Projects Completed Over the Last 10 Years



Project Name	Year Completed	Total Cost
Northwest Cabarrus MS Roof	2015	\$888,000.00
Rocky River ES Roof	2015	\$591,170.00
Winecoff ES Roof	2015	\$659,320.00
JM Robinson HS Roof	2015	\$981,950.00
Mount Pleasant HS Roof	2015	\$400,319.00
Concord MS Roof	2016	\$747,800.00
Harrisburg ES Roof	2017	\$574,800.00
Mount Pleasant HS HVAC	2019	\$4,276,945
JN Fries MS HVAC	2019	\$3,011,267
Mt. Pleasant Elementary Roof	2019	\$760,267.00
Weddington Hills ES Roof	2022	\$1,063,550.00
Concord MS Parking Lot	2022	\$531,412.00
Mt .Pleasant HS Parking Lot	2022	\$1,139,845.24

Project Name	Year Completed	Total Cost
CCS Ed Center Roof	2023	\$334,065.00
Harris Road MS Roof	2023	\$1,256,500.00
W.M. Irvin ES Roof	2023	\$995,000.00
Concord HS Roof	2023	\$1,678,220.00
C.C. Griffin MS Roof	2023	\$1,154,157.00
Bethel ES Roof	2023	\$970,000.00
Mt. Pleasant ES Parking Lot	2024	\$545,868.99
Wolf Meadow ES Roof	IN PROGRESS	\$1,127,500.00
Hickory Ridge HS Roof	IN PROGRESS	\$1,448,568.00
Concord HS HVAC	IN PROGRESS	\$8,834,333.00
Weddington Hills ES HVAC	IN PROGRESS	\$6,814,050.00
Cox Mill ES Roof	IN PROGRESS	\$859,428.00

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2022-2023 CCS Capital Plan Projects



1
R. Brown McAllister
756 Students/456 additional seats
Constructed onsite
Relieves WMES and WMIES
Provides renovation/replacement options for CWES & MFW

2
Purchase Land for Southern HS
Land-banking for future high school in southern part of county

3
Cabarrus Health Science Institute
10 Plex Modular
240 additional seats

4
Royal Oaks Arts HS Addition
240 Students

12
Renovation - NCES
800 student capacity
NCES Opens to renovated site of former NCMS

11
Renovation – Central Services & Aux Satellites
Central office at former Glenn Center relocate to MFW site

10
Renovation - NCMS
1200 Students/300 additional NCMS Moves to renovated site of former NCHS

9
Coltrane-Webb
850 Students/500 additional seats
Replacement School for Aging Facilities and Growth

8
NCHS
1800 Students/450 add'l seats
Relieves CMHS
Expands Options for NCMS & New Elementary School

7
Facilities Needs
Capture large projects such as auditorium additions and athletic field replacements

5
Opportunity School
Model after PLC facility using existing PLC campus,

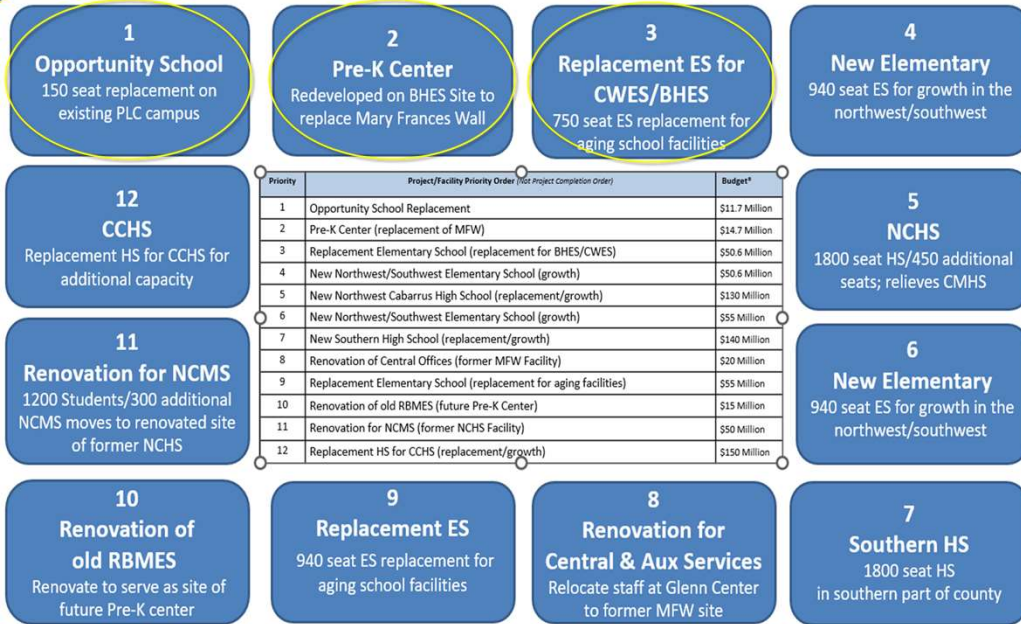
6
Renovation – RBM
MFW/Daycare moves to renovated site of former R.B. McAllister

Priority	Project/Facility Priority Order (Not Project Completion Order)	Budget*
1	New R. Brown McAllister Elementary School (Replacement/growth)	\$44.5 Million
2	Purchase Land for Southern HS (CCHS Replace/Expand)	\$1.8 Million
3	Health Sciences Early College	\$2 Million
4	Royal Oaks School of Arts High School Addition	\$12.75 Million
5	New Opportunity School (Replacement)	\$7 Million
6	Renovation – RBM (For MFW/Daycare Facility)	\$11 Million
7	Facilities Needs (Auditoriums at two middle schools and athletic field replacements)	\$15 Million
8	New Northwest Cabarrus High School (Replacement/growth)	\$120 Million
9	New Coltrane Webb Elementary School (Off-site Replacement)	\$45 Million
10	Renovation of NCMS (Former NCHS Facility)	\$50 Million
11	Renovation of Central Offices (Former MFW Facility) and auxiliary satellite	\$15 Million
12	Renovation of NCES (Former NCMS Facility)	\$5 Million



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2024-2025 CCS Capital Plan Projects



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FY '25 FMD Deferred Maintenance Projects

S25K - \$499K Projects (Top 36)					
Description	Facility	Discipline	Est. Cost	Priority	Project Update
Cooling tower	Jay M Robinson HS	Mechanical / Environmental	\$450,000	1	Design Phase
Stadium Restroom Replacement	Concord HS	Kitchen, Bathroom, Plumbing	\$498,818	2	Design Phase
Access Control- Key Fobs	JN Fries MS	Systems (Fire, Surveillance, Phone/Intercom)	\$122,760	3	In Progress
Access Control - Key Fobs	Mt. Pleasant ES	Systems (Fire, Surveillance, Phone/Intercom)	\$166,273	4	In Progress
Access Controls- Key Fobs	Cox Mill ES	Systems (Fire, Surveillance, Phone/Intercom)	\$150,000	5	In Progress
Renovate existing mobile units	Multiple Schools	Mobile Units	\$200,000	6	In Progress
Replace HVAC units in mobiles	Multiple Schools	Mobile Units	\$100,000	7	In Progress
Mobiles - Ramps-Refurbish-Repairs-Move/	Multiple Schools	Mobile Units	\$100,000	8	In Progress
EC Playground	Cox Mill ES	Playgrounds / Sports Fields	\$258,750	9	In Progress
Rekey building	Mt. Pleasant HS	Doors, Windows, Canopies	\$250,000	10	Design Phase
Carpet Replacement	Weddington Hills ES	Paint, Trim, Ceiling, Floor	\$450,000	11	In Progress
Carpet Replacement (Flooring)	Cox Mill ES	Paint, Trim, Ceiling, Floor	\$400,000	12	In Progress
Flooring replacement- (Hallways)	Bethel ES	Paint, Trim, Ceiling, Floor	\$400,000	13	In Progress
Exhaust System - Restroom w/Roof Fan Replacement	Wolf Meadow ES	Mechanical / Environmental	\$189,857	14	In Progress
Parking Lot/Bus Lot/Parent Drive	Wolf Meadow ES	Parking, Fence, Drainage, Walls	\$450,000	15	Bid Phase
Roof Repair - currently leaking (moved up in priority)	Rocky River ES	Roofing	\$82,800	16	Bid Phase
Roof Repair	Glenn Center/Opp. School	Roofing	\$82,800	17	Bid Phase
Roof Repair	Mt. Pleasant HS	Roofing	\$80,000	18	Bid Phase
Switchgear - ORIGINAL BUILDING Replacement	Concord HS	Lighting and Electrical	\$450,000	19	In Progress
Bathroom Partition Replacement	Mt. Pleasant HS	Kitchen, Bathroom, Plumbing	\$214,888	20	In Progress
Bathroom Partition Replacement	Cox Mill ES	Kitchen, Bathroom, Plumbing	\$208,130	21	In Progress
Upgrade gym lighting to LED	Cox Mill HS	Lighting and Electrical	\$119,490	22	Design Phase
Upgrade gym lighting to LED	Jay M Robinson HS	Lighting and Electrical	\$125,000	23	Design Phase
R12 appliance replacement	Multiple Schools	Mechanical / Environmental	\$75,000	24	In Progress
Bleachers (FB field visitor side w/pad & access)	CC Griffin MS	Playgrounds / Sports Fields	\$150,000	25	In Progress
Bleachers (FB field - additional seating)	Harold E Winkler MS	Playgrounds / Sports Fields	\$150,000	26	In Progress
Entrance from classrooms to playground	Charles E Boger ES	ADA/Code/Life Safety/Structural/Environ.	\$75,000	27	In Progress
ADA Ramp to athletic areas	Harris Road MS	ADA/Code/Life Safety/Structural/Environ.	\$278,456	28	In Progress
ADA ramp at football field- home side	Jay M Robinson HS	ADA/Code/Life Safety/Structural/Environ.	\$150,000	29	In Progress
Concrete areas behind school	Harold E Winkler MS	Construction (New, Add, Refurb, Renovate)	\$55,691	30	Complete
Door Assembly - 3 x 7 Storefront - Main Bldg. Replacement	Northwest Cabarrus MS	Doors, Windows, Canopies	\$35,127	31	Design Phase
Refinish Exterior Steel Windows	WM Irvin ES	Doors, Windows, Canopies	\$121,763	32	Bid Phase
Courtyard renovation	CC Griffin MS	Parking, Fence, Drainage, Walls	\$250,611	33	In Progress
Courtyard renovation	Rocky River ES	Parking, Fence, Drainage, Walls	\$250,000	34	In Progress
Courtyard Renovation	Harrisburg ES	Construction (New, Add, Refurb, Renovate)	\$250,000	35	In Progress
Expand Laydown Yard	FMD Offices	Construction (New, Add, Refurb, Renovate)	\$506,284	36	Design Phase

Design Phase = Drawings, scope, bid documents Bid Phase = Advertising, providing project info, Awarding bids In Progress = PO awarded, materials purchased, work beginning



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Replacement Elementary School Project

61 Sprint St., NW, Concord, NC 28025



- **Project Scope:**
 - Replacing an elementary school that is over 80 years old
 - 117,400 square feet of building space
 - Designed to accommodate 756 students
 - Prototype model for the new R. Brown McAllister STEM School
 - Dedicated onsite queuing for car riders, reducing neighborhood street congestion
 - Approved by the Historic Preservation Commission in November 2024
- **Progress Update:**
 - Existing structures have been demolished and removed
 - Tree removal is underway
 - Erosion control measures are being implemented
 - The City of Concord has issued a grading permit
 - Mass grading is set to begin within the next two weeks
- **Project budget:**
 - Total project budget is \$50,469,994
 - 90% of budget has been encumbered
- **Project Schedule:**
 - School will open for the August 2026 calendar year



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Opportunity School Project

4525 Weddington Road, Concord, NC 28027



- **Project Scope:**
 - Replacing/relocating from the existing 100-year-old facility
 - 20,400 square feet of building space
 - Designed to accommodate 150 students
 - Simplified design using pre-engineered metal building structure
 - Updated safety and security measures to support facility needs
 - Constructed on available land near the Performance Learning Center High School
- **Progress Update:**
 - NCDEQ has approved the project for grading
 - City of Concord comments have been addressed
 - Pre-construction meeting to be held week of 2/24
 - Mass grading is set to begin within the next two weeks
- **Project budget:**
 - Total project budget is \$11,731,149
 - 78% of budget has been encumbered
- **Project Schedule:**
 - School will open for the August 2026 calendar year



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Mary Frances Wall Pre-K Project

4525 Weddington Road, Concord, NC 28027



- **Project Scope:**
 - Redevelopment of former ES site for new pre-kindergarten facility
 - 35,135 square feet of building space
 - Designed to accommodate 300 students
 - Simplified design using pre-engineered metal building structure and re-purposing existing space for administration
 - Multiple attached secure playground spaces surrounding the facility
 - More centralized location to better serve community needs
- **Progress Update:**
 - Cabarrus County Building Permits are approved
 - City of Concord comments have been addressed and re-submitted
 - Pre-engineered metal building has been ordered
 - Mass grading is set to begin within the next three weeks
- **Project budget:**
 - Total project budget is \$14,740,000
 - 83% of budget has been encumbered
- **Project Schedule:**
 - School will open for the August 2026 calendar year



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Northwest Cabarrus High School Project

3853 Kannapolis Parkway, Kannapolis, NC 28083



- **Project Scope:**
 - New high school facility to support continued growth and replace aging facilities
 - 281,694 square feet of building space
 - Designed to accommodate 1,850 students
 - Traditional high school design with strong CTE pathway elements and programming
 - Fine arts auditorium and theatrical spaces
- **Progress Update:**
 - Land purchased in 2020 for this project
 - Traffic Impact Analysis is being finalized with NCDOT
 - Construction documents are 95% complete until funding is approved to proceed to permitting
 - City of Kannapolis has reviewed the site plans and will issue final approval once project funding is established
 - Construction timeline is 36 months from start to finish
- **Project budget:**
 - Total project projected budget is \$130,000,000
 - \$8m+ has been invested to date on this project
- **Project Schedule:**
 - School will open for the August 2029 calendar year if started in 2026



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2024-2025 FMD HVAC Renovations



➤ Concord HS HVAC Renovation

- In design phase with consultant; plans are being drawn



➤ Weddington Hills ES HVAC Renovation

- Design completed
- Awaiting approvals from DPI and County plan reviews
- Consultant Working with General Contractor to choose materials and equipment to prepare submittals



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2024-2025 FMD ROOF REPLACEMENTS



➤ Wolf Meadow ES

- In progress - contractor is 60% complete applying membrane metal coping is 30% complete.
- Substantial Completion expected 4/15



➤ Cox Mill ES

- In progress - PO has been awarded, materials on order, and work will begin 3/15



➤ Hickory Ridge HS

- In progress - PO has been awarded, materials on order, and work will begin 3/15



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Cabarrus County Schools Board of Education Legislative Priorities

- Recruiting and Retaining Quality Staff
- Strengthening Education Funding
- Reforming the Accountability Model
- Increasing Flexibility and Regulatory Reform
- Enhancing Student Safety and Wellness



Stronger Together

