

McKenzie County Building Department

Permit Fee Schedule

Effective September 15, 2020

RESIDENTIAL BUILDING PERMITS

Residential Permit Fees	Permit Flat Fee
'Stick Built' Single Family Home/Duplex	Permit Required but no Fee
'Stick Built' Single Family Home/Duplex w/ garage (built during same period)	Permit Required but no Fee
Attached Accessory Building greater than 120 square feet, sf, (i.e. garage built at separate time from the house)	Permit Required but no Fee
Detached Accessory Building greater than 120 square feet, sf, heated or cooled	Permit Required but no Fee
Attached Accessory Building less than 120 square feet, sf (i.e. breezeway built at separate time from the house)	Permit Required but no Fee
Multi Family building w/ more than 2 units	\$1,800 + \$0.50 / sf
Modular Homes (without garage at time of home building)	Permit Required but no Fee
Modular Homes (with garage at time of home building)	Permit Required but no Fee
Used Manufactured Buildings	\$250
One-story detached accessory structures less than 120 sf used as tool and storage sheds, playhouses and similar	No permit required
Decks greater than 30" higher than finished grade	Permit Required but no Fee
Structures used exclusively for agriculture in Agriculture District – farming and ranching only – not including dwelling units – see Statement of Clarification below	No permit required
Temporary Housing and Offices	Annual Permit Fee
Man Camps / Skid Units / Modular	\$400 per unit (per year)
Other Inspections, Fees Outside Jurisdiction, and Penalties	
1. Inspections outside of normal business hours	\$100.00 per hour ³ (minimum charge – two hours)
2. Re-inspection fees	\$100.00 per hour
3. Additional plan review required by changes, additions or revisions to plans	\$100.00 per hour (minimum charge – one-half hour)
4. For use of outside consultants for plan checking and inspections, or both	\$100.00 per hour
5. Penalty for commencing construction before obtaining Building Permit	\$500

COMMERCIAL BUILDING PERMITS

Commercial Buildings Valuations ¹	Base Permit Fee
\$1.00 to \$500	\$25.00
\$501 to \$2,000	\$25.00 for the first \$500 plus \$3.00 for each additional \$100, or fraction thereof, to and including \$2,000.
\$2,001 to \$25,000	\$65.00 for the first \$2,000 plus \$14.00 for each additional \$1,000, or fraction thereof, to and including \$25,000.
\$25,001 to \$50,000	\$390.00 for the first \$25,000 plus \$10.00 for each additional \$1,000, or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$640.00 for the first \$50,000 plus \$7.00 for each additional \$1,000, or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$990.00 for the first \$100,000 plus \$5.50 for each additional \$1,000, or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000	\$3200.00 for the first \$500,000 plus \$4.50 for each additional \$1,000, or fraction thereof, to and including \$1,000,000.
\$1,000,000 and up	\$5500.00 for the first \$1,000,000 plus \$3.00 for each additional \$1,000, or fraction thereof.
	Plan Review Fee²
Commercial	50% of Base Permit Fee
Temporary Construction Trailers	\$400 per trailer
Other Inspections, Fees Outside Jurisdiction, and Penalties	
1. Inspections outside of normal business hours	\$100.00 per hour ³ (minimum charge – two hours)
2. Re-inspection fees	\$100.00 per hour
3. Additional plan review required by changes, additions or revisions to plans	\$100.00 per hour (minimum charge – one-half hour)
4. For use of outside consultants for plan checking and inspections, or both	\$100.00 per hour
5. Penalty for commencing construction before obtaining Building Permit	Additional Full Base Permit Fee

¹ Building valuations are derived from the BVD table located in the International Building Code

² Plan review fees are in addition to base permit fees

³ Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

November 1, 2017

McKenzie County Statement of Clarification

Re: ND State Code regarding Exemption of Building Permit Requirement

NDCC 54_21.3-04. NDCC 54-21.3-04. Exemptions.

1. Except as specifically provided in this chapter, the following statewide codes are exempt from this chapter:

- a. The Standards for Electrical Wiring and Equipment, as contained in North Dakota Administrative Code article 24-02.*
- b. The State Plumbing Code, as contained in North Dakota Administrative Code article 62-03.*
- c. The State Fire Code, as contained in the rules of the state fire marshal as provided in section 18- 01-04.*

2. The following buildings are exempt from this chapter:

- a. Buildings which are neither heated nor cooled.*
- b. Buildings used whose peak design rate of energy usage is less than one watt per square foot [929.0304 square centimeters] or three and four-tenths British thermal units an hour per square foot [929.0304 square centimeters] of floor area.*
- c. Restored or reconstructed buildings deliberately preserved beyond their normal term of use because of historical associations, architectural interests, or public policy, or buildings otherwise qualified as a pioneer building, historical site, state monument, or other similar designation pursuant to state or local law.*

3. Any building used for agricultural purposes, unless a place of human habitation or for use by the public is exempt from this chapter.

McKenzie County Building and Planning Department interprets the exemption found in subsection 2a, which reads, "Buildings which are neither heated nor cooled", as follows:

A building that does not have a heating unit or an air conditioner unit for the purpose of artificially modifying the temperature of the building shall not be required to have a building permit in McKenzie County. Fans used to circulate air within the building or to introduce outside air into the building or to exhaust air from the building are not considered as either heating or cooling of the building, even though a fan may have the effect of temperature modification in the building.

McKenzie County Building and Planning Department interprets the exemption found in subsection 3, which reads, "Any building used for agricultural purposes, unless a place of human habitation or for use by the public is exempt from this chapter", as follows:

Any building which is used for agricultural purposes, which is interpreted as buildings that are used in conjunction with the production of agricultural crops, livestock or livestock products, poultry or poultry products, milk of dairy products, or fruit and other horticultural products. Property that is zoned Agricultural is not automatically considered an agricultural use but only those properties that being used expressly for agricultural purposes as described above. Family gardens and group gardens are not considered for agricultural in nature.

Therefore, barns, sheds, detached garages, out buildings, corrals, coops, and shelters that are being used for agricultural purposes as described above are exempt from needing a building permit. However, any home, residence, trailer or structure used as living quarters shall be required to obtain a building permit from the county. There are no exemptions to the requirement of obtaining a building permit for any home, residence, trailer or structure used as living quarters regardless of the size of the parcel of land that the home is occupying.