

Commonwealth Code Inspection Service, Inc.

40 W. 11th Ave., Suite F
York, Pa. 17404

717-846-2004 Phone
717-846-2294 Fax

January 1, 2014

Residential Inspection Prices

Residential inspection prices are for dwellings 0 to 2500 square feet. Dwellings over 2500 square feet will be charged an additional ten dollars per 100 square feet, which will be added to the total basic inspection fee. Fees are for a maximum of one inspection per category; additional inspections shall be billed at the minimum rate.

Footings.....	\$50.00	
Foundations.....	\$50.00	
Framing rough.....	\$50.00	
Plumbing rough.....	\$50.00	
Mechanical rough.....	\$50.00	
Electrical rough/service.....	\$50.00	
Energy rough	\$50.00	
Sprinkler rough.....	\$50.00	
Drywall.....	\$50.00	
Final.....	\$50.00	Including sprinkler if applicable
	\$500.00	Inspection Fees with Sprinkler
	\$450.00	Inspection Fees without Sprinkler
Application / processing Fee:	\$15	

Additional inspection fees may be assessed at not less than \$50.00 per visit as required due to the complexity, number of visits, or execution of the work being done. Small-scale projects will be priced depending on the complexity of the project, the length of the project, and the number of inspections required. Some examples are:

Mobile homes (or \$50 per trip).....	\$300.	Not Over 200 Amp	\$60
HUD Foundations.....	\$100	Over 200 Amp - 400 Amp	\$75
Decks (2 trips; over 30").....	\$100.	Over 400 Amp Commercial Fee Applies	
Sheds (Over 1000 Sq. Ft. (1 trip only)....	\$50.	Investigations	\$55
Fences (over 6').....	\$50.	Return Trips	\$50
Daycares (up to six kids).....	\$75	Duplicate Certificate Issuance.....	\$25
Daycares (over six kids up to 24).....	\$100	Sewer Laterals.....(per inspection).....	\$50
Foster Homes	\$65	Sewage Pits.....	\$50
Swimming Pools		Grease Traps.....	\$50
Above Ground	\$100		
In Ground	\$150		

Electrical Service

Residential Plan reviews

Residential R-3 & R-4 plan review fees are calculated as follows:

General residential (R-3 & R-4) housing and additions -		\$50.
Small alterations (residential decks, fences over 6', porches, sheds, small additions etc...)-		\$25.
Sprinkler - NFPA 13R	\$0	(included in regular plan review)
Sprinkler - IRC	\$25	

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CONSOLIDATED COMMERCIAL FEE SCHEDULE

Commercial Inspection Fees

The fee schedule for inspections is based upon the latest building valuation data report of square foot construction costs published by the ICC valuation service, with a regional modifier applied. Actual cost submitted to, and accepted by, the Municipality may also be used.

Large projects that require long term multiple inspections (progressive inspections) are calculated as follows:

Projects with a total construction cost of \$0.00 to \$499,999.99*

$$\begin{aligned} & \text{Total construction cost X .002 = insurance cost} \\ + & \text{ Estimated length of project in weeks X \$50. = labor \& \ travel cost} \\ = & \text{ Total} \\ \text{or} & \text{ no less than \$30. Per trip based on scope and complexity of the project.} \end{aligned}$$

Projects with a total construction cost of \$500,000.00 to \$2,000,000.00*

$$\begin{aligned} & \text{Total construction cost X .002 = insurance cost} \\ + & \text{ Estimated length of project in weeks X \$50. = labor \& \ travel cost} \\ = & \text{ Total} \end{aligned}$$

Projects with a total construction cost of > \$2,000,000.00 to \$6,000,000.00*

$$\begin{aligned} & \$4000.00 + [(Total construction cost - \$2,000,000) X .0009] = insurance cost \\ + & \text{ Estimated length of project in weeks X \$45. = labor \& \ travel cost} \\ = & \text{ Total} \end{aligned}$$

Projects with a total construction cost of >\$6,000,000.00 to \$10,000,000.00*

$$\begin{aligned} & \$7600.00 + [(Total construction cost - \$6,000,000) X .0008] = insurance cost \\ + & \text{ Estimated length of project in weeks X \$40. = labor \& \ travel cost} \\ = & \text{ Total} \end{aligned}$$

Projects with a total construction cost of > \$10,000,000.00 to \$30,000,000.00*

$$\begin{aligned} & \$10800.00 + [(Total construction cost - \$10,000,000) X .00075] = insurance cost \\ + & \text{ Estimated length of project in weeks X \$40. = labor \& \ travel cost} \\ = & \text{ Total} \end{aligned}$$

Projects with a total construction cost of >\$30,000,000.00 to \$50,000,000.00*

$$\begin{aligned} & \$25800.00 + [(Total construction cost - \$30,000,000) X .0007] = insurance cost \\ + & \text{ Estimated length of project in weeks X \$40. = labor \& \ travel cost} \\ = & \text{ Total} \end{aligned}$$

Projects with a total construction cost of >\$50,000,000.00 to \$100,000,000.00*

$$\begin{aligned}
 & \$39800.00 + [(Total\ construction\ cost - \$50,000,000) \times .00065] = \text{insurance cost} \\
 + & \frac{\text{Estimated length of project in weeks} \times \$40.}{=} = \text{labor \& travel cost} \\
 = & \text{Total}
 \end{aligned}$$

Projects with a total construction cost of >\$100,000,000.00 to \$200,000,000.00*

$$\begin{aligned}
 & \$72300.00 + [(Total\ construction\ cost - \$100,000,000) \times .0006] = \text{insurance cost} \\
 + & \frac{\text{Estimated length of project in weeks} \times \$40.}{=} = \text{labor \& travel cost} \\
 = & \text{Total}
 \end{aligned}$$

Projects with a total construction cost of >\$200,000,000.00 to \$350,000,000.00*

$$\begin{aligned}
 & \$132000.00 + [(Total\ construction\ cost - \$200,000,000) \times .00055] = \text{insurance cost} \\
 + & \frac{\text{Estimated length of project in weeks} \times \$40.}{=} = \text{labor \& travel cost} \\
 = & \text{Total}
 \end{aligned}$$

Projects with a total construction cost of >\$350,000,000.00 to \$500,000,000.00*

$$\begin{aligned}
 & \$214500.00 + [(Total\ construction\ cost - \$350,000,000) \times .0005] = \text{insurance cost} \\
 + & \frac{\text{Estimated length of project in weeks} \times \$40.}{=} = \text{labor \& travel cost} \\
 = & \text{Total}
 \end{aligned}$$

The inspection fees for Mechanical, Plumbing, Electrical, Energy, Accessibility and Fire Protection are computed at 25 percent of the Building inspection fee for each discipline.

Inspection Fee Example:

Type of Construction: 2C
Use Group: B

Height: 1 story, 12 feet
Area/Floor: 10,000 sq. ft.

Solution		
1	Gross square footage: 1 story X 10,000 square feet	10,000 sq. ft.
2	Compute estimated construction value	
	Type of construction factor	1.02
	Gross area modifier	67
	Estimated construction value (30000 X 1.02 X 67)	\$683,400.00
3	Compute plan review fee	
	Building: \$683,400. X .002	\$1,366.80
	Mechanical, Plumbing, Electrical: (.25 X \$1366.80) X 3	\$1,025.10
4	Total inspection fees	\$2,391.90
5	Commonwealth Discount fee: X .80 (if applicable**)	\$1,914

* Pricing schedules assume that the project will not cause an increase in our insurance costs.

** Discounts may be given for warehouses, building shells, or repetitive work at the discretion of the plan review and inspection departments

Commercial Plan Reviews

We will perform commercial plan reviews. Our Commercial Plan review fees are calculated according to the ICC Valuation Service or actual cost of construction as follows:

Estimated Construction Value \$ 0. to \$ 1,250,000. = Construction value X .0015
(\$150 Minimum)

Estimated Construction Value \$ 1,250,000. to \$ 5,000,000. = \$1,875. + (.0005 X construction value over \$1,250,000.)

Estimated Construction Value over \$5,000,000. = \$3,750. + (.0004 X construction value over \$5,000,000.)

Plan review for mechanical, plumbing, electrical, energy, accessibility and fire protection is computed at 25% of the building plan review fee for each discipline. (\$150 minimum)

Special pricing may be given to buildings such as warehouses due to their relative simplicity or structures with repetitive features such as high rise buildings

Plan Review Fee Example:

Type of Construction: 2C
Use Group: B
Height: 3 stories, 35 feet
Area/Floor: 10,000 sq. ft.

Solution		
1	Gross square footage: 3 stories X 10,000 square feet	30,000 sq. ft.
2	Compute estimated construction value	
	Regional Modifier	1.02
	Square foot cost of construction	67
	Estimated construction value (30000 X 1.02 X 67*	\$2,050,200.00
3	Compute plan review fee	
	Building: \$1,875 + (2,050,200 - \$1,250,000) X (.0005)	\$2,275.00
	Mechanical, Plumbing, Electrical: (.25 X \$2,275) X 3	\$1,706.25
4	Total ICC Based plan review fee	\$3,981.25

- * (Gross area modifier of 67 as example, actually based on the average building cost per square foot in the geographic area.)
- This formula does not reflect changes that ICC may have made to their fee schedule. We will use other plan review services that meet our criteria for consistent quality and charge the same or less than ICC reviews.
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Plan reviews covering the requirements of mechanical and plumbing codes are available, each for a fee of 25% of the applicable building code review fee. Plan reviews for the requirements of the electrical code shall be provided at a fee of 35% of the applicable building code review fee, excluding reviews for any use included in the I (Institutional) use group classification. Reviews done for the excluded use classification shall be based upon the degree of complexity

A preliminary plan review is available for a fee of 50% of the full plan review fee cost. Preliminary plan review addresses such code requirements as: use and occupancy classification, type of construction, height and area calculations, means of egress, and fire restrictive construction requirements.

The preliminary plan review fee shall be credited towards the cost of a complete building code plan review conducted by Commonwealth Code Inspection Service, Inc.

CHECKS FOR PLAN REVIEW FEES SHALL BE MADE PAYABLE TO: Commonwealth Code Inspection Service, Inc. (CCIS).