

Commonwealth Code Inspection Service, Inc.

9528 Lincoln highway, Suite 3
Bedford, Pa. 15522

814 624-0224 Phone
814 624-0524 fax

January 1, 2011

Residential, Day Care, C.O., & Foster Home 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.

| | |
|-------------------------|---|
| Footings | \$50 |
| Foundations | \$50 |
| Framing | \$65 |
| Plumbing and Mechanical | \$65 |
| Sprinkler rough in | \$65 |
| Electrical | \$80 |
| Energy | \$55 |
| Wallboard | \$55 |
| <u>Final</u> | <u>\$65 (including sprinkler if applicable)</u> |

Total Inspection fees: \$485
Total Inspection fees w/sprinkler: \$550

Application / processing Fee: \$15

All prices include rough and final inspections. Final must be ready within 6 months or additional fee will apply.

Additional inspection fees may be assessed at not less than \$50 per visit as required due to the complexity or execution of the work being done.

Small-scale projects will be priced depending on the complexity of the project. Some examples are:

| | |
|--|------------------------------|
| Mobile Homes (2 trips only) on Piers | \$115 |
| Decks (2 trips) High (over 5 feet)... | \$65 |
| Low | \$55 |
| Sheds (1 trip) Stick Built (1 trip) ... | \$55 |
| Pre-Fab | \$45 |
| Fences | \$55 |
| Daycares | \$60 up to six kids |
| Daycares | \$100 over six kids up to 24 |
| Foster Homes | \$65 |
| Change of Occupancies | |
| Under 8000 sq. ft. | \$150 |
| Over 8000 sq. ft. | \$185 |
| Swimming Pools | |
| Above Ground | \$55 |
| In Ground | \$150 |
| Electrical Service | |
| Not Over 200Amp | \$70 |
| 200 Amp - 400 Amp | \$80 |
| Over 400 Amp Commercial Fee Schedule Applies | |
| Investigations | \$55 |
| Return Trips | \$55 |
| Duplicate Permit and Occupancy Certificate Issuance..... | \$25 |

Plan review is \$40 per hour for residential, with a one hour minimum except for minor projects.
Commercial fees appear elsewhere.

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June 1, 2004

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*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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. Multiple prime contracts will be computed the same as a building inspection fee and combined prime contract fees shall be no less than a single contract fee, distributed on a percentage of total basis.

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
Height: 3 stories, 35 feet

Use Group: B
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.

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).

COMMERCIAL PLAN REVIEW & INSPECTION FEE BREAKDOWN

See Approved Fee Schedule for Formula Used

Plan Number _____

Date _____

Name _____

Address _____

Municipality _____

County _____

Town _____

State _____

Zip _____

Project cost: _____

Length of project in weeks: _____

BUILDING INSPECTION FEES

Basic Building Inspection Fee: _____

Electrical Inspection Fee: _____

Mechanical Inspection Fee: _____

Plumbing Inspection Fee: _____

Fire Protection Inspection Fee: _____

Accessibility Inspection Fee: _____

_____ Weeks at _____ per week _____

Subtotal of inspection fees _____

PLAN REVIEW FEES

Basic Plan Review Fee: _____

Electrical Plan Review Fee: _____

Mechanical Plan Review Fee: _____

Plumbing Plan Review Fee: _____

Fire Protection Plan Review Fee: _____

Accessibility Plan Review Fee: _____

Subtotal of inspection fees _____

SUB TOTAL _____

PA. PERMIT FEE _____

TOTAL _____

Commonwealth Code Inspection Services, Inc.
Electrical and Fire Inspection-Enforcing and Consulting Service

ELECTRICAL FEE SCHEDULE

**SERVICE –METERING IEQUIPMENT UP TO
600 VOLTS**

ROUGH WIRING INSPECTION
 All switches, lighting, and receptacles to be counted as outlets
 1-25 outlets \$50.00
 for ea. Additional 10 outlets or fraction thereof \$20.00

Not over 200 Amps..... \$70.00
 Over 200 Amp. to 225 Amp..... \$80.00
 Over 225 Amp. to 400 Amp..... \$90.00
 Over 400 Amp. to 800 Amp..... \$100.00
 Over 800 Amp. to 1000 Amp..... \$150.00
 Over 1000 Amp. Including one control center \$250.00
 Each Additional Control Center..... \$150.00
 Over 600 Volts - Add \$50.00 per category

FINISH INSPECTION
 1-25 outlets \$50.00
 for ea. Additional 10 outlets or fraction thereof \$20.00

**PRIMARY TRANSFORMERS, VAULTS,
ENCLOSURE, SUB-STATIONS**

Not over 200 K.V.A.\$95.00
 Over 200 to 500 K.V.A.\$125.00
 Over 500 to 1000 K.V.A.\$175.00
 Over 1000 K.V.A. - \$195.00 Minimum plus consultation fee.

NOTE: Above applies to each bank of transformers

SIGNALING SYSTEMS

EQUIPMENT & APPLIANCES
 Outlet for single unit 15 kw or less \$40.00
 For ea additional outlet 15 kw or less \$20.00

For the first 15 devices\$65.00
 For each additional 5 devices\$20.00

**MOTORS, GENERATORS, TRANSFORMERS,
CENTRAL HEATING, DUCT HEATERS, AIR
COND., ELEC. FURNACES, AND WELDERS**

Less than 1/4 H.P. , K.W. , or K.V.A. First Unit\$35.00
 1/4 H.P. , K.W. ,or K.V.A. to 3/4 H.P. , K.W. , or K.V.A. each.....\$40.00
 3/4 H.P. , K.W. , or K.V.A. to 5/8 H.P. , K.W. , or K.V.A. each.....\$65.00
 Over 5/8 H.P. , K.W. , or K.V.A. each.....\$75.00

**MODULAR HOMES, MINOR ALTERATIONS &
ADDITIONS**

Service and 1 to 25 outlets\$80.00
 [Single Visit Only]

FEEDERS OR SUB PANELS

Up to 225 Amp.\$25.00
 Over 225 Amp. to 400 Amp.\$30.00
 Over 400 Amp. to 1200 Amp.\$50.00
 Over 1200 Amp.\$115.00

MOBILE HOMES

Service Including Feeder or Receptacle
 [Service Visit Only]\$70.00
 Service Additional Meter\$30.00

State Inspection of Swimming Pools – Apply for Fee

Special Service and/or conditions not provided for in this schedule apply for fee.

Minimum Charge is \$50.00

This fee schedule supersedes all others and is effective 1-1-11

Property Maintenance Regulations Fee Schedule

PROPERTY MAINTENANCE REGULATIONS FEE SCHEDULE

Effective Date: January 1, 2011

| | | | |
|--|--|--|--|
| Owner or Municipality Requested Inspection (billed to Property Owner) | | | |
| One & two family dwelling | \$55 | | |
| Apartment houses | \$75, plus \$25 for each additional unit | | |
| Hotel | \$175, plus \$7 for each over 5 | | |
| Adult care home | \$175, plus \$7 for each over 5 | | |
| Commercial and Industrial | | | |
| 0 to 2500 Sq. Ft. | \$75 | | |
| 2500 to 5000 Sq. Ft. | \$100 | | |
| 5001 to 12000 Sq. Ft. | \$150 | | |
| 5000 to 12000 Sq. Ft. | \$200 | | |
| 12000 to 22000 Sq. Ft. | \$300 | | |
| Over 22000 Sq. Ft. | \$300 + \$40 per hour | | |
| Occupancy of Property After Notice of Housing Violation | | | |
| Per structure or portion thereof, per occurrence | \$55 per trip | | |
| Code Enforcement Fees | | | |
| Trip charges | \$55 each trip per unit | | |
| Court Appearance | \$85 per hour | | |
| Filing Fees | Cost to file | | |
| Additional Service not covered in this fee schedule | \$40 per hour unless negotiated | | |

| | | | |
|--|---|--|--|
| Residential Properties With Any Non-Residential Use | \$55 per visit | | |
| Properties With Only Non-Residential Use | \$70 per site visit | | |
| | | | |
| | | | |
| Nuisance Abatements Performed by the Municipality | | | |
| Abatement Charges | Cost to remove nuisance | | |
| Civil Penalty | As per Ordinance | | |
| Administrative Charges | \$40 per hour for jobs not otherwise accounted for in this fee schedule | | |
| | | | |
| | | | |
| Disabled Vehicle Fees and Penalties | | | |
| Removal of Vehicle | Cost to remove vehicle | | |
| Civil Penalty | As Per Ordinance | | |
| Administrative Charges | \$40 per hour for jobs not otherwise accounted for in this fee schedule | | |
| | | | |
| Additional Fees | | | |
| Hearing Filing Fee | \$40 per hour | | |
| Title Reports | Equal to the cost of a title report | | |
| County Recording Fee | Equal to the cost of charges | | |
| <i>Other fees may be included from time to time by agreement and adoption of the Municipality and CCIS</i> | | | |
| | | | |
| | | | |

Proposed Hourly Systematic Inspection Fee Schedule

1. Ordinance and Inspection responsibilities charged at \$40.00 per hour standard rate.
2. Weekends, emergency calls, and evening meetings there is a minimum 3 hour charge.
3. Municipality is to furnish envelopes, paper with letter head and postage for correspondence related to responsibilities at the Municipality.
4. CCIS will provide cell phone number and email address to the Municipality at their request. We will respond to inquiries within 24 hours when possible.
5. CCIS can work on an as needed basis, set number of hours per week or month, or set office hours and times. Whatever your needs are, we will try to provide for you.
6. CCIS will furnish auto, and all employer related taxes and benefits. We also provide work related liability coverage for our employees.
7. CCIS will maintain an office and normal office hours nearby. Presently our office is open Monday through Friday, 8-4 at 1102 Sheller Avenue, Suite B, Chambersburg, Pa. 17201. Telephone 717 262-0081.