

Chambersburg Office: 380 Wayne Ave. Chambersburg, PA 17201 Phone: 717 496-4996 Bedford Office: 125 S. Richard Street, Suite 102, Bedford, PA 15522 Phone: 814 310-2326

Somerset Office: 510 Georgian Place, Somerset, PA 15501 Phone: 814 444-6112
Adams Office: 1895B York Road, Gettysburg, PA 17325 Phone: 717 321-9046

Email: pmca@pacodealliance.com Website: https://pacodealliance.com/

## 2024 PMCA Residential Fee Schedule

Including but not limited to:

Single Family Homes, Swimming Pools, Decks, Small Projects, Day Care, C.O., & Foster Home Inspection Prices

| Residential (New Home or individual inspection pricing depending on the project)  |   |                              |   |                            |                                   |
|---|---|------------------------------|---|----------------------------|-----------------------------------|
| Residential inspection prices per trip are for dwellings 0 to 3500 square feet. Dwellings over 3500 square feet will be charged an additional ten dollars per 100 square feet, which will be added to the total basic inspection fee. |   |                              |   |                            |                                   |
|   | ootings   |                              | Sprinkler Roug                          | gh in                      | \$70                              |
| l   | Jnder slab inspection   | \$60                         | Electrical Serv                         | rice (\$80) & Rough in (\$ | 75)\$155                          |
| F   | oundations  | \$60<br>\$60<br>\$85<br>\$55 | Energy                                  |                            | \$60                              |
| F   | raming  | \$85<br>\$                   |   |                            |                                   |
| Γ<br>1  | Plumbing Rough in   |                              | rillai                                  |                            |                                   |
|   |   | nspection fees:              | <b>\$665</b> w/d                        | Sprinkler or Under sla     | ıb                                |
|   | Final must be ready within 1 year or an   |                              |   | •                          |                                   |
| •   | Additional inspection fees may be asses   |                              |   | lue to the complexity or   | execution of the work being done. |
| Application   | on Fees :   |                              |   |                            |                                   |
| - <del> </del>  | Application Fee   |                              | \$50 for Residential                    | / \$80 for Commercial      |                                   |
| •   | Plan Review Fee per hour for residentia   | al:                          | \$50 (one-hour min                      | imum per plan review)      |                                   |
| •   | Temporary and Provisional Certificates  | of Use and Occupancy         | \$125                                   |                            |                                   |
| •   | Extension / Withdrawal Commercial fees appear elsewhere.  |                              | \$50 for Residential                    | / \$80 for Commercial      | (additional fees may apply)       |
|   |   |                              | 4 64                                    |                            |                                   |
| Resident  | ial Small-scale projects will be priced  Mobile Homes on Piers (3 trips only)   | depending on the comple      | exity of the project                    | t. Some examples are       | <u>9:</u>                         |
| •   | Decks   | \$195 (footer, framing,      | final - \$65. ea.)                      | ilitai)                    |                                   |
| •   | Decks Fences and retaining walls (2 trips)  | \$135                        | 400. 00                                 |                            |                                   |
| •   | Sheds (1 trip) Residential Demolition (1 trip)  | \$75 (small                  | prefabricated utility                   | structure under 500 se     | q. ft.)                           |
| •   | Residential Demolition (1 trip)   | \$75                         | Commercial §                            | 3150 minimum (only if a    | all the structure is demolished)  |
| •   | Swimming Pools  | a requires two trips)        | ¢125 Abovo (                            | Cround (rubbor oiding)     | ¢75                               |
|   | Above Ground (with bonding<br>In Ground (footer, bonding,   | underground plumbing, fine   | al)                                     | \$255                      | Ψ1Ο                               |
| Miscellan   | neous Project Inspection Fees:  | g, p,g,                      | /                                       |                            |                                   |
| •   | Daycares (up to 6 kids)   | \$85 (1st trip               | o), \$80 (each return                   | ı trip)                    |                                   |
| •   | Daycares (over 6 kids up to 24 total)   | \$140 (1 <sup>st</sup> tr    | ip), \$80 (each retui                   | n trip)                    |                                   |
| •   | Foster Homes  | \$140 (1 <sup>st</sup> tr    | ip), \$80 (each retui                   | n trip)                    |                                   |
| Change of   | of Occupancies  | 44-4                         |   |                            | ***                               |
|   | Under 8000 sq. ft.  |                              |   |                            |                                   |
| Resident  | ial Electrical Service Upgrade Not Over 200 Amp\$85   | O                            | Φ05                                     | Town of an Oudtab          | Φ05 ·· · · ·                      |
|   | Over 400 Amp Commercial   | Over 200 Amp - 400 A         | ۱mp په ۱۳۶۵<br>د commercial fees a      | I ranster Switch           | \$25 per                          |
|   | •   |                              | •                                       | •                          |                                   |
| :   | Return Trips due to failed or incomplete<br>Duplicate Permit and Occupancy Certif   | inspections or field correct | tions<br>¢50                            | \$75 minimum               |                                   |
|   | Field investigations & complaints initiate  |                              |   | icinality directly at \$50 | ner hour (or as contracted)       |
|   | Investigation/Stop Work Order/Notice of   |                              |   |                            |                                   |
| •   | Activities of the Chief Code Official will  | be invoiced at the rate of   | \$125 pe                                | er hour                    |                                   |
| •   | Administrative Support will be invoiced   | at the rate of               | \$50 per                                | hour                       |                                   |
| •   |   |                              | Legal .55/sheet                         | •                          | 85/sheet                          |
|   |   |                              | Legal .85/sheet                         | •                          | \$1.10/sheet                      |
| _   |   | g and larger documents wil   |   |                            | ill be inveiged at the standard   |
| •   | Items not described above or otherwise  |                              |   |                            | iii de invoiced at the standard   |
|   | rate per hour plus expenses. Expenses may include items such as copies, constable fees, supplies, etc.  Late fee of 1.5% assessed on all accounts over 30 days (partial payments apply to oldest invoice first) |                              |   |                            |                                   |
| •   | Return check charge \$50  | - ) - (F F -                 | , ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, |                            |                                   |
| Please be advised ALL fees set above and on all the fee schedules are for inspections only and do not include:  |   |                              |   |                            |                                   |
| •   | Plan Review Fee   | State (DCE)                  |   | •                          | Added Fee(s) due to failed        |
| •   | Possible Municipal Fee  | Application                  | •                                       |                            | inspections                       |



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## 2024 PMCA Supplemental Fee Schedule

## Residential

Additional inspection fees may be assessed at not less than \$55 per visit as required due to the complexity or execution of the work being Complex inspections and multiple trips are charged accordingly.

| •        | Electrical Service Upgrade   |   |
|----------|--|---|
|          | <ul> <li>Not Over 200 Amp\$85 Over 200 Amp - 400</li> </ul>                            | Amp \$95 Transfer Switch \$25 per                             |
|          | <ul> <li>Over 400 Amp Commercial Fee Schedule Applies - All commercial fee</li> </ul>  | s appear elsewhere  |
| •        | Decks or Porches   | raming, final - \$65. ea.)                                    |
|          | <ul> <li>Under 30" but attached to structure \$195</li> </ul>                          | Porch with Roof \$195 (footer, framing, final)                |
| •        | E 1 ( ) ( ) ( ) ( ) ( )  | ces over 6 feet high & retaining walls over 4 feet high)      |
| •        | Sheds (1 trip) \$75 (small   | Il prefabricated utility structure under 500 sq. ft.)         |
| •        | Residential Demolition (1 trip) \$75 minin   | num - Commercial Demolition \$150 minimum                     |
| •        | Swimming Pools   |   |
|          | <ul> <li>Above Ground (with bonding requires two trips)\$135</li> </ul>                | Above Ground (rubber siding) \$75                             |
|          | <ul> <li>In Ground (footer, bonding, underground plumbing, final)</li> </ul>           | \$255   |
| •        | Residential Re-Roof\$160 (with structural  | l repairs, framing & final)                                   |
| •        | <ul> <li>Outside Wood Stoves (2 trips maximum) \$135 (includes siting</li> </ul>       | g, underground piping, & final)                               |
| Comme    | mercial Projects (Small Projects not otherwise defined)                                |   |
| •        | Cell Tower See Commercial Fee Schedule   |   |
|          | <ul> <li>Antenna Colocation 1 antenna / \$210 2 to 5 antenna</li> </ul>                | na / \$420 6 to 10 antenna / \$840 11 to 15 antenna / \$1,260 |
| •        | <ul> <li>Change Door(s) if structural change \$150 (could vary depending on</li> </ul> | how many are changed)   |
| •        | Change Windows(s) if structural change \$150 (could vary depending on                  | how many are changed)   |
| •        | <ul> <li>Demolition \$150 minimum (only if ALL of st</li> </ul>                        | ructure is being demolished)                                  |
| Fees be  | below may be specific to local ordinances:   |   |
| •        | Sewer Laterals \$75 first to   | rip / \$55 per trip thereafter                                |
|          | Zoning Field Inspections \$50 per h  | our or as contracted  |
|          |  | Admin fees, etc.  |
|          | O Up to 5 Inspections \$375  |   |
| •        | <ul> <li>Explosive/ Blasting Magazine Placement</li> </ul>                             |   |
|          | O Up to 5 Inspections \$375  | Add for each additional inspection beyond 5 \$75              |
| •        | <ul> <li>Fireworks Sales Tent Inspection \$100 (plus)</li> </ul>                       | s application, plan review, admin fees, etc.)                 |
| •        | <ul> <li>Fireworks Display/Discharge Application</li> </ul>                            | on Fee: \$80 Plan Review: \$100                               |
|          | <ul> <li>Inspection Fee: Weekday: \$200 (Business Hours ONLY)</li> </ul>               | All other / \$300 per inspection location                     |
| •        | • Welding and Cutting Permit – Commercial job sites\$100                               |   |
| Miscella | ellaneous Project Inspection Fees:   |   |
| •        | Daycares (up to 6 kids)\$85 (1st trip), \$80 (ea                                       | ach return trip)  |
| •        |  | each return trip)   |
| •        | • Foster Homes \$140 (1st trip), \$80 (e   |   |
| •        |  |   |

## Mis

Under 8000 sq. ft. \$170 Over 8000 sq. ft. \$200

- Return Trips due to failed or incomplete inspections or field corrections \_\_\_\_\_\_\$75 minimum Duplicate Permit and Occupancy Certificate Issuance \_\_\_\_\_\_\$50
- Field investigations & complaints initiated by the municipality are invoiced to the municipality directly at \$50 per hour (or as contracted)
- Investigation/Stop Work Order/Notice of Violation, etc. \$75 per Postage (per/Certified/1st Class) \$25
- Activities of the Chief Code Official will be invoiced at the rate of \$125 per hour
- Administrative Support will be invoiced at the rate of \_\_\_\_\_\_\$50 per hour
- Copies Black & White Standard .30/sheet Legal .55/sheet Ledger .85/sheet Standard .60/sheet Color Legal .85/sheet Ledger \$1.10/sheet

Extensive copying and larger documents will be billed for time and materials.

- Items not described above or otherwise priced on the commercial, supplemental, or special fee schedules will be invoiced at the standard rate per hour plus expenses. Expenses may include items such as copies, constable fees, supplies, etc.
- Late fee of 1.5% assessed on all accounts over 30 days (partial payments apply to oldest invoice first)
- Return check charge \$50

Inspection time for all permits is for 1 site visit for a total accumulated time of 1 hour, unless otherwise noted. Each subsequent hour required shall be at the rate of Fifty dollars (\$50.00) per hour of the inspector's time on site and subsequent report. This amount shall be paid in full prior to issuance of the Certificate of Occupancy.

## Please be advised ALL fees set above and on all the fee schedules are for inspections only and do not include:

Plan Review Fee

State (DCED) Fee

Added Fee(s) due to failed

- Possible Municipal Fee
- Application Fee

inspections



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## ► 2024 - COMMERCIAL FEE SCHEDULE ◀

Our standard fee schedule for inspections is derived from the latest building valuation data report of square foot construction costs published by the International Code Council, with a regional modifier applied. Actual cost submitted to, and accepted by, the Building Code Official may also be used. There is an \$80 Application/Processing charge applied to all projects submitted on this fee schedule.

#### Refer to the PMCA Supplemental Fee Schedule as needed.

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

## 1.) Standard Building Inspection Fee Schedule:

### A.) 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 \$55. = labor & travel cost
- + 0.25 per additional trades, (i.e. mechanical, electric, plumbing)
- Total <u>OR</u> no less than \$100 per Inspection based on scope and complexity of the project.

#### B.) 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 \$55. = labor & travel cost
- + 0.25 per additional trades, (i.e. mechanical, electric, plumbing)
- Total **OR** no less than \$100 per Inspection based on scope and complexity of the project.

## C.) 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 \$55. = labor & travel cost
- + 0.25 per additional trades, (i.e. mechanical, electric, plumbing)
- = Total

#### D.) 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 \$50. = labor & travel cost
- + 0.25 per additional trades, (i.e. mechanical, electric, plumbing)
- = Total

#### E.) 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 \$50. = labor & travel cost
- + 0.25 per additional trades, (i.e. mechanical, electric, plumbing)
- = Total

#### F.) 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 \$50. = labor & travel cost
- + 0.25 per additional trades, (i.e. mechanical, electric, plumbing)
- = Total

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

\$39800.00 + [(Total construction cost - \$50,000,000) X .00065] = insurance cost

- + Estimated length of project in weeks X \$50. = labor & travel cost
- + 0.25 per additional trades, (i.e. mechanical, electric, plumbing)
- = Total

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

\$72300.00 + [(Total construction cost - \$100,000,000) X .0006] = insurance cost

- Estimated length of project in weeks X \$50. = labor & travel cost
- + 0.25 per additional trades, (i.e. mechanical, electric, plumbing)
- = Total

#### **Building Inspection Fee, cont.:**

- I.) Projects with a total construction cost of >\$200,000,000.00 to \$350,000,000.00\*
  - \$132000.00 + [(Total construction cost \$200,000,000) X .00055] = insurance cost
  - + Estimated length of project in weeks X \$50. = labor & travel cost
  - + 0.25 per additional trades, (i.e. mechanical, electric, plumbing)
  - = Total
- J.) Projects with a total construction cost of >\$350,000,000.00 to \$500,000,000.00\*
  - \$214500.00 + [(Total construction cost \$350,000,000) X .0005] = insurance cost
  - + Estimated length of project in weeks X \$50. = labor & travel cost
  - + 0.25 per additional trades, (i.e. mechanical, electric, plumbing)
  - = Tota
- ▶ Please contact PMCA should you have specific questions relating to this Fee Schedule or should you require assistance in calculating the overall permit cost. ◀

#### 2.) Standard Trades Inspection Fee:

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.

- \* 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
  - ► An \$80 Application/Processing fee is applied for projects on this fee schedule. ◀

#### ▶ Plan Reviews – Commercial - Plan Reviews <</p>

Our Commercial Plan review fees are calculated according to the Standard Building Valuation Data (as periodically published by the ICC) or actual cost of construction as follows:

## 1.) Standard Commercial Building Plan Review Fee:

- A.) Estimated Construction Value \$ 0. to \$ 1,250,000. = Construction value X .0015 (\$175 Minimum)
- B.) Estimated Construction Value \$ 1,250,000. to \$ 5,000,000. = \$1,875. + (.0005 X construction value over \$1,250,000.)
- C.) Estimated Construction Value over \$5,000,000. = \$3,750. + (.0004 X construction value over \$5,000,000.)
- ► Please contact PMCA should you have specific questions relating to this Fee Schedule or should you require assistance in calculating the overall permit cost. ◀

#### 2.) Standard Trades Plan Review Fee:

Plan review for mechanical, plumbing, electrical, energy, accessibility and fire protection is computed at 25% of the building plan review fee for each discipline. (\$175 minimum) unless otherwise determined.

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 reviews only covering the requirements of mechanical, plumbing and other disciplines are available, each for a fee of 25% of the applicable building code review fee. Plan reviews for electrical code compliance shall be provided at a fee of 35% of the applicable building code review fee, excluding reviews for any use included in the Institutional or "I" Use Group classification. Reviews done for the excluded use classification shall be based upon the degree of complexity

We offer preliminary plan review services for a fee of 50% of the full plan review fee cost. Preliminary plan reviews typically address such code requirements as: use and occupancy classification, type of construction, height and area calculations, means of egress, fire restrictive construction requirements and so forth.

Any preliminary plan review fee payment will be credited towards the final cost of a complete plan review process.

► An \$80 Application/Processing fee is applied for projects on this fee schedule. ◀



**ROUGH WIRING INSPECTION** 

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

# **▶ 2024 PMCA ELECTRICAL FEE SCHEDULE** ◀

| All switches, lighting, & receptacles to be counted as outlets   | Not Over 200 Amp                                | \$85         |  |  |
|--|---|--------------|--|--|
| 1-25 outlets \$50<br>Each additional 10 outlets or fraction thereof \$20                               | Over 200 Amp - 400 Amp                          |              |  |  |
| Each additional 10 outlets or fraction thereof \$20  | Over 400 Amp to 800 Amp                         | \$125        |  |  |
|  | Over 800 Amp to 1000 Amp                        | \$180        |  |  |
| FINISH INSPECTION  | Over 1000 Amp including one control center      | \$280        |  |  |
|  | Each Additional Control Center                  | \$150        |  |  |
| All switches, lighting, & receptacles to be counted as outlets   | Over 600 Volts - Add \$50 per category          |              |  |  |
| 1-25 outlets \$50<br>Each additional 10 outlets or fraction thereof \$20                               |   |              |  |  |
| Lacif additional to oditets of fraction thereof  | PRIMARY TRANSFORMERS, VAULTS, ENCLOS            | SURF         |  |  |
|  | SUB-STATIONS                                    | JOILL,       |  |  |
| EQUIPMENT & APPLIANCES   | Not over 200 kVA                                | \$95         |  |  |
| Outlet for single unit 15 kW or less\$40   | Over 200 to 500 kVA                             |              |  |  |
| For each additional outlet 15 kW or less\$20   | Over 500 to 1000 kVA                            | \$175        |  |  |
| Mini Split / HVAC\$40 per, minimum \$75  | Over 1000 kVA (minimum plus consultation fee)   | \$195        |  |  |
|  | NOTE: Above applies to each bank of transform   |              |  |  |
| MOTORS, GENERATORS, TRANSFORMERS, CENTRAL  |   | 40-          |  |  |
| HEATING, DUCT HEATERS, AIR COND., ELEC.  | GENERATOR TRANSFER SWITCH (per)                 | \$25         |  |  |
| FURNACES, AND WELDERS  | This is in addition to the Electric Service     |              |  |  |
| Less than 1\4 HP, kW, or kVA first unit \$35   | SIGNALING SYSTEMS                               |              |  |  |
| 1\4 HP, kW, <u>or</u> kVA to 30 HP, kW, <u>or</u> kVA each\$40   | For the first 15 devices                        | \$65         |  |  |
| 30 HP, kW, or kVA to 50 HP, kW, or kVA each \$65   | For each additional 5 devices                   | \$20         |  |  |
| Over 50 HP, kW, or kVA each \$75   |   |              |  |  |
| <u> </u>   | MODULAD HOMES MINOD ALTERATIONS 9               |              |  |  |
|  | MODULAR HOMES, MINOR ALTERATIONS & ADDITIONS    |              |  |  |
| FEEDERS, SUB PANELS, SWITCHES, DISCONNECTS   | Service and 1 to 25 outlets (single visit only) | <b>\$</b> 85 |  |  |
| Up to 225 Amp. \$25  | Service and 1 to 25 oddets (single visit only)  | φου          |  |  |
| Over 225 Amp. to 400 Amp. \$30   |   |              |  |  |
| Over 400 Amp. \$50   | MOBILE HOMES                                    |              |  |  |
| Over 1200 Amp\$115   | Service Including Feeder or Receptacle          |              |  |  |
|  | Electric Service Only                           | \$85         |  |  |
| PUBLIC POOLS AND SPAS  | Service Additional Meter                        | \$30         |  |  |
| State required Inspection (Dept. of Health) – Apply for  |   |              |  |  |
| pricing  |   |              |  |  |
|  |   |              |  |  |
| Consist Coming and/or acaditions not appointed for in this ac-   | hadula annh far far                             |              |  |  |
| Special Service and/or conditions not provided for in this schedule apply for fee\$65 (Minimum Charge) |   |              |  |  |
| This fee schedule is effective 01-01-2024  |   |              |  |  |

► Electrical and Fire Inspection-Enforcing and Consulting Service ◀



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# 2024 Hourly Zoning and/or Code Enforcement Fee Schedule

- 1) Ordinance and Inspection responsibilities charged at \$50.00 per hour standard rate (or per contract).
- 2) Weekends, emergency calls, and evening meetings there is a minimum 3-hour charge.

| ^     | F 4 |               |
|-------|-----|---------------|
| L.OOE | ⊢nī | orcement Fees |
|       |     |               |

| Court Appearance  | _\$75 per hour                |
|---|-------------------------------|
| Filing Fees   | Actual Cost to file           |
| Additional Service not covered in this fee schedule       | \$50 per hour or per contract |
| Activities of the Chief Code Official will be invoiced at |                               |
| Administrative Support will be invoiced at                | \$50 per hour                 |

## **Nuisance Abatements Performed by the Municipality**

| Abatement Charges      | Cost to remove nuisance            |
|------------------------|------------------------------------|
| Civil Penalty          |                                    |
| Administrative Charges |                                    |
| •                      | 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 | \$50 per hour for jobs not otherwise |
| 5                      | accounted for in this fee schedule   |

Postage: (per/Certified and1st Class mailing) \$25

- Other fees may be included from time to time by agreement and adoption with the Municipality and PMCA
- 3) PMCA will provide cell phone number and email address to the Municipality at their request. We will respond to inquiries within 24 hours, when possible, 48 hours by contract.
- 4) PMCA 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.