



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: 318 Georgian Place, Somerset, PA 15501 Phone: 814 444-6112
 Email: pmca@pacodealliance.com Website: <http://pacodealliance.com>

2017 - 2019 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.

Footings.....	\$55	Sprinkler Rough in.....	\$65
Under slab inspection.....	\$55	Electrical Service (\$75) & Rough in (\$70).....	\$145
Foundations.....	\$55	Energy.....	\$55
Framing.....	\$80	Wallboard.....	\$55
Plumbing Rough in.....	\$50	Final.....	\$65
Mechanical Rough in.....	\$50		

Total Inspection fees:.....\$610 w/o Sprinkler or Under slab

- Final must be ready within 1 year or an additional Processing Fee will apply.
- 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 done.

ALL APPLICATIONS REQUIRE:

- Application / Processing / Extensions Fee:.....\$50 for Residential / \$75 for Commercial
- Plan Review Fee per hour for residential:.....\$45 (one-hour minimum per plan review)
- Temporary and Provisional Certificates of Use and Occupancy\$110
- Commercial fees appear elsewhere.

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

- Mobile Homes on Piers (3 trips only).....\$195 (footer, electric service, final)
- Decks.....\$165 (footer, framing, final)
- Fences and retaining walls (2 trips).....\$120
- Sheds (1 trip).....\$65 (small prefabricated utility structure under 500 sq. ft.)
- Residential Demolition (1 trip).....\$65 Commercial \$75 minimum - fees appear elsewhere
- Swimming Pools
 - Above Ground (with bonding requires two trips).....\$120 Above Ground (rubber siding)....\$65
 - In Ground.....\$175

Miscellaneous Project Inspection Fees:

- Daycares (up to 6 kids)\$75 (1st trip), \$75 (each return trip)
- Daycares (over 6 kids up to 24 total).....\$125 (1st trip), \$75 (each return trip)
- Foster Homes\$125 (1st trip), \$75 (each return trip)
- **Change of Occupancies**
 - Under 8000 sq. ft.....\$150
 - Over 8000 sq. ft.....\$185
- **Residential Electrical Service Upgrade**
 - Not Over 200Amp.....\$75
 - 200 Amp - 400 Amp.....\$85
 - Over 400 Amp Commercial Fee Schedule Applies
 - All commercial fees appear elsewhere
- Investigation/Stop Work Order/Notice of Violation, etc.....\$75 per Postage (per/Certified/1st Class).....\$10
- Return Trips due to failed or incomplete inspections or field corrections \$65 minimum
- Duplicate Permit and Occupancy Certificate Issuance.....\$45
- Field investigations and complaints initiated by the municipality or for enforcement purposes are invoiced to the municipality directly at our standard per hour rate.....\$45
- Copies - .25 per sheet for standard size (8½ x 11 & 8½ by 14) .50 per sheet for Ledger size (14"x17"). Extensive copying and larger documents will be billed for time and materials. Commercial Fee is provided elsewhere.
- Items not described above or otherwise priced on the commercial, supplemental, or special fee schedules will be invoiced at the standard rate of \$45 per hour plus expenses. Expenses may include items such as copies, constable fees, supplies, etc.

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 inspections
- Possible Municipal Fee
- Application Fee

2017 - 2019 PMCA Residential Fee Schedule



2017 - 2019 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 done. Complex inspections and multiple trips are charged accordingly.
- **Electrical Service Upgrade**
 - Not Over 200 Amp\$75 200 Amp - 400 Amp\$85
 - Over 400 Amp - Commercial Fee Schedule Applies
- **Decks or Porches** \$165
 - Under 30" but attached to structure\$165 Deck or Porch with Roof\$165 (footer, framing, final)
- Fences and retaining walls (2 trips).....\$120 (fences over 6 feet high & retaining walls over 4 feet high)
- Sheds (1 trip)\$65 (small prefabricated utility structure under 500 sq. ft.)
- Residential Demolition (1 trip)\$65 minimum - Commercial Demolition \$75 minimum - fees appear elsewhere
- **Swimming Pools**
 - Above Ground (with bonding requires 2 trips).....\$120 Above Ground (rubber siding).....\$65
 - In Ground\$175 (footer, bonding, final)
- Residential Re-Roof.....\$120 (with structural repairs or change of materials)
- Outside Wood Stoves (2 trips maximum).....\$120 (includes siting, underground piping, & final)

Commercial Projects (Small Projects not otherwise defined)

- Cell Tower See Commercial Fee Schedule
 - Antenna Colocation\$350 per antenna (with added Plan Review, Application Fee, DCED)
- Change Door(s) if structural change.....\$75 (could vary depending on how many are changed)
- Change Windows(s) if structural change.....\$75 (could vary depending on how many are changed)
- Demolition.....\$75 minimum (only if ALL of structure is being demolished)

Fees below are specific to local ordinances:

- Sewer Laterals.....\$55 per trip
- Zoning Field Inspections.....\$45 per hour
- Explosive/Blasting (per site) – with fees added for Application, Plan Review, etc.
 - Up to 5 Days.....\$200 Add for each additional day beyond 5.....\$85
- Explosive/ Blasting Magazine Placement
 - Up to 5 Days.....\$325 Add for each additional day beyond 5.....\$80
- Fireworks Sales Tent.....\$75 (plus application, plan review, Admin fees, etc.)
- Fireworks Display/Discharge.....\$200 including evenings and weekends
 - Holidays.....\$265 Holidays
- Welding and Cutting Permit – Commercial job sites.....\$75

Miscellaneous Project Inspection Fees:

- Daycares (up to 6 kids).....\$75 (1st trip), \$75 (each return trip)
- Daycares (over 6 kids up to 24 total).....\$125 (1st trip), \$75 (each return trip)
- Foster Homes.....\$125 (1st trip), \$75 (each return trip)
- **Change of Occupancies**
 - Under 8000 sq. ft.\$150 Over 8000 sq. ft.\$185
- Investigation/Stop Work Order/Notice of Violation, etc.....\$75 per Postage (per/Certified/1st Class)\$10
- Return Trips due to failed or incomplete inspections or field corrections \$65 minimum
- Duplicate Permit and Occupancy Certificate Issuance.....\$45
- Field investigations and complaints initiated by the municipality or for enforcement purposes are invoiced to the municipality directly at our standard per hour rate.....\$45
- Copies - .25 per sheet for standard size (8½ x 11 & 8½ by 14) .50 per sheet for Ledger size (14"x17"). Extensive copying and larger documents will be billed for time and materials. Commercial Fee is provided elsewhere.
- Items not described above or otherwise priced on the commercial, supplemental, or special fee schedules will be invoiced at the standard rate of \$45 per hour plus expenses. Expenses may include items such as copies, constable fees, supplies, etc.

Inspection time for all permits is for 1 site visit for a total accumulated time of 1 hours, unless otherwise noted. Each subsequent hour required shall be at the rate of forty five dollars (\$45.00) per hour of the inspector's time. 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
- Possible Municipal Fee
- State (DCED) Fee
- Application Fee
- Added Fee(s) due to failed inspections

2017 - 2019 PMCA Supplemental Fee Schedule



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▶ 2017 - 2019 PMCA ELECTRICAL FEE SCHEDULE ◀

ROUGH WIRING INSPECTION

All switches, lighting, & receptacles to be counted as outlets
 1-25 outlets.....\$50
 Each additional 10 outlets or fraction thereof.....\$20

FINISH INSPECTION

All switches, lighting, & receptacles to be counted as outlets
 1-25 outlets.....\$50
 Each additional 10 outlets or fraction thereof.....\$20

EQUIPMENT & APPLIANCES

Outlet for single unit 15 kW or less.....\$40
 For each additional outlet 15 kW or less.....\$20

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

Less than 1/4 HP, kW, or kVA first unit.....\$35
 1/4 HP, kW, or kVA to 30 HP, kW, or kVA each.....\$40
 30 HP, kW, or kVA to 50 HP, kW, or kVA each.....\$65
 Over 50 HP, kW, or kVA each.....\$75

FEEDERS OR SUB PANELS

Up to 225 Amp.....\$25
 Over 225 Amp. to 400 Amp.....\$30
 Over 400 Amp. to 1200 Amp.....\$50
 Over 1200 Amp.....\$115

PUBLIC POOLS AND SPAS

State required Inspection (Dept. of Health) – Apply for pricing

SERVICE – METERING EQUIPMENT UP TO 600 VOLTS

Not Over 200 Amp.....\$75
 200 Amp - 400 Amp.....\$85
 Over 400 Amp to 800 Amp.....\$120
 Over 800 Amp to 1000 Amp.....\$175
 Over 1000 Amp including one control center\$275
 Each Additional Control Center.....\$150
 Over 600 Volts - Add \$50 per category

PRIMARY TRANSFORMERS, VAULTS, ENCLOSURE, SUB-STATIONS

Not over 200 kVA.....\$95
 Over 200 to 500 kVA.....\$125
 Over 500 to 1000 kVA.....\$175
 Over 1000 kVA (minimum plus consultation fee).....\$195

NOTE: Above applies to each bank of transformers

SIGNALING SYSTEMS

For the first 15 devices.....\$65
 For each additional 5 devices.....\$20

MODULAR HOMES, MINOR ALTERATIONS & ADDITIONS

Service and 1 to 25 outlets (single visit only).....\$80

MOBILE HOMES

Service Including Feeder or Receptacle
 Service Visit Only.....\$70
 Service Additional Meter.....\$30

Special Service and/or conditions not provided for in this schedule apply for fee.....\$50 (Minimum Charge)

This fee schedule is effective 01-01-17

▶ Electrical and Fire Inspection-Enforcing and Consulting Service ◀

▶ 2017 - 2019 - 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 a \$75 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*

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

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

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

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

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

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

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

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

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

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

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

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

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

Building Inspection Fee, cont.:

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

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

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

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

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

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

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.

Inspection Fee Example (excluding plan review and application fee):

Type of Construction: **2B** Height: **1 story, 12 feet** Use Group: **B** Area/Floor: **9,000 sq. ft.**

Solution		
1	Gross square footage: 1 story X 9,000 square feet	9,000 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	\$615,060.00
3	Compute basic inspection fee	
	Building: \$615,060.00. X .002	\$1,230.12
	Mechanical, Plumbing, Electrical: (.25 X \$1230.12) X 3	\$922.59
4	Total inspection fees	\$2,152.71
5	PMCA Discount fee: X .80 (if applicable**)	\$1,722

* 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

► A \$75 Application/Processing fee is applied for projects on this fee schedule. ◀

► Commercial Plan Reviews ◀

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 (\$150 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.)

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. (\$150 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

Refer to the Supplemental Fee Schedule when applicable.

Plan Review Fee Example (excluding plan review and application fee):

Type of Construction: 2B Height: 3 stories, 34 feet Use Group: B Area/Floor: 9,000 sq. ft.

1	Gross Square footage: 3 stories X 9,000 square feet	27,000 sq. ft.
2	Compute estimated construction value	
	Regional Modifier	1.02
	Square foot cost of construction	65
	Estimated construction Value (30,000 X 1.02 X 67*)	\$1,790,100.00
3	Compute Plan Review Fee	
	Building: \$1,875 + [(\$1,790,100 - \$1,250,000) X (.0005)]	\$2,145.05
	Mechanical, Plumbing, Electrical: (.25 X \$2,145) X 3	\$1,608.75
4	Total ICC Based Plan Review Fee	\$3,753.80

* (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 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.

► A \$75 Application/Processing fee is applied for projects on this fee schedule. ◀



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2017 - 2019 Hourly Zoning and/or Code Enforcement Fee Schedule

- 1) Ordinance and Inspection responsibilities charged at \$45.00 per hour standard rate.
- 2) Weekends, emergency calls, and evening meetings there is a minimum 3 hour charge.
- 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.
- 5) PMCA will maintain an office and normal office hours.

Location: 380 Wayne Avenue, Chambersburg, Pa. 17201
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