



## RESIDENTIAL FEE SCHEDULE

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**ALL 1 & 2 Family Dwelling Fees** (International Residential Code) are as follows:

A fee of \$59 shall be assessed per inspection in addition to a fee of \$150 for an A.B.I. Basic Project Plan review. The plans examiner/inspector may waive or reduce plan review fees for projects small in nature or by design. Administration and Enforcement of the Property Maintenance Code will be invoiced at \$75/hr.

These fees shall apply for all residential structures up to 2000 square feet. Residential structures exceeding 2000 square feet shall be assessed at a flat rate of .295 per square foot. For residential projects of 550 square feet and less the fee shall be \$175 for interior renovations only and \$295 for exterior renovations requiring footings and foundations (Plan review fees are additional at \$59/hr). Fees for renovations that involve only the plumbing, electrical, or mechanical trades shall be based upon a fee of \$59 per required inspection.

The following minimum inspections are required under the Pennsylvania Uniform Construction Code Act for Residential One & Two Family dwellings: Footer, Foundation, Mechanical, Electrical, Plumbing, Framing, Energy, Wallboard, and Final. Footer or insulation inspections that require more than one trip due to multiple footer pours or separate insulation installs for walls and ceilings shall be at a rate of \$59/trip.

**A re-inspection fee of \$59 shall apply for additional site visits due to violations. Re-inspection fees are at the discretion of the Code Official.**

In lieu of the Blower Door Test ABI will perform by request the Table N1102.4.2 24-point Air Barrier & Insulation Inspection for \$150. If you request this inspection, please inform your residential plans examiner when you submit your permit documents for review.

**Residential Decks:** The fee for decks is \$175 based upon a post hole inspection, a framing inspection prior to installing floorboards, and a final inspection after all floorboards, handrails, guardrails, and stairway systems have been installed. Decks of unusual design or supporting unusual loads may at the discretion of the code official require the seal of a building design professional. Additional fees may be assessed if additional trips are required at the cost of \$59 per trip. For decks exceeding 550 square feet the fee shall be .295/square foot. Residential decks over 6 feet above grade shall be approved by a design professional. The plan review fee for all decks is \$59/hr.

**Residential Swimming Pools:** Pools shall comply with Appendix "G" of the 2009 International Residential Code. In-ground pools shall have the following mandatory inspections: Digout (prior to pouring concrete or setting walls, rebar shall be in place), electrical bonding, subsurface plumbing and electrical, concrete deck prior to pouring with bonding wires installed, final inspection with any required fencing and/or required alarms installed. Above ground pools shall have the following mandatory inspections: Electrical Rough-in and bonding where required and a Final Inspection with any required fencing or barriers installed. Fees for each inspection required for both above ground and in ground pools shall be \$59 per inspection. The plan review fee for all pools is \$59/hr.



**Commonwealth Code Inspection Service, Inc.**

176 Doe Run Rd.  
Manheim, Pa. 17545

800-732-0043 Phone  
717-664-4953 Fax

November, 6 2017

**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. Fee's for dwellings over 6000 sq ft will be based on the commercial fee schedule.

Footings.....	\$55.00
Foundations.....	\$55.00
Framing.....	\$60.00
Drywall.....	\$55.00
Plumbing	\$55.00
Mechanical	\$55.00
Electrical.....	\$60.00
Energy.....	\$55.00
Final	\$55.00
	<hr/>
	\$505.00 Inspection Fees

Additional inspection fees may be assessed at not less than \$55.00 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. Inspection fees may be assessed at not less than \$55.00 per visit as required. Some examples are:

Mobile homes.....new	\$225.00
Mobile Homes used	\$300.00
Decks Per inspection	\$55.00
Swimming Pools including required barriers	\$250.00
Above ground pools	\$60.00
Pole barns per inspection	\$55.00

Residential Plan reviews

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

General residential (R-3 & R-4) housing and additions - \$55.00. per hour (1 hour minimum)



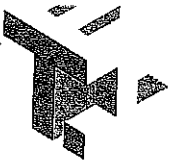
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YEAR 2018**

**Building Permits are required for the following, with the fees set as follows:**

All residential buildings, structures and addition(s) to any principal building require a building permit, see Section A. All commercial buildings, structure, and addition(s) see Section B. A state mandated fee of \$4.50 is charged to the applicant for issuance of building permit.

**Section A – Residential**

1. New one and two family dwelling unit, multiple family dwelling unit, or similar residential structure; fee shall be computed on a square foot basis as measured out-to-out of the structure, and shall include basements, bays, hallways, stairways, utility rooms, storage rooms, lobbies, attached garages, foyers and attics that have a minimum of 6-foot headroom. \$100.00 plus  
\$0.27 per sq.ft.  
of floor area
  
2. Attached and detached structures and additions accessory to a residential dwellings to include roofed porches. \$100.00 plus  
\$0.27 per sq. ft.  
of floor area  
(min. bldg. fee  
\$275.00)
  
3. Manufactured Housing Units (insp. of basements, piers, footers and final insp. is required). \$100.00 plus  
\$0.27 per sq.ft.
  
4. Alterations, renovations, or modification of existing buildings or structures to include but no limited to: uncovered decks and patios with a floor height greater than 30" above finish grade. \$100.00 plus \$0.27  
per sq. ft. of floor area  
(min. bldg. fee \$210.00)



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YEAR 2018**

- |  |  |
|--|--|
| 5. Miscellaneous Structures                    | \$100.00 plus<br>review and<br>inspection fees |
| • Structure to include but not limited to:     |  |
| • Communication towers or antennas             |  |
| • Retaining walls (over 4' in height)          |  |
| • Alternative energy systems                   |  |
| • Plan review/re-reviews                       | \$55.75 per hr.                                |
| • Inspections to include electrical, if needed | \$60.00 per insp.                              |
| 6. Re-inspection fee                           | \$60.00 per insp.                              |
| 7. Re-review                                   | \$55.75 per hr.                                |



**Section B - Commercial**

1. Commercial, Industrial, Institutional Buildings
  - a. First \$1,000.00 of project cost\* \$100.00
  - b. Each additional \$1,000.00 or part thereof \$6.05
  - c. Plan review and Accessibility plan review fee \$55.75 per hr
  - d. Accessibility inspections \$80.00 per inspection
  - e. Minimum building permit fee \$365.00
2. Review of revisions to previously approved plans \$55.75 per hr.
3. Additions, alterations, renovations, modification of existing buildings or
  - a. First \$1,000.00 of project cost\* \$100.00
  - b. Each additional \$1,000.00 or part thereof \$6.05
  - c. Plan review and Accessibility plan review fee \$55.75 per hr.
  - d. Accessibility inspections \$80.00 per inspection
  - e. Minimum building permit fee \$365.00
4. Special Structures to include, but not limited to tower, storage tanks, cell tower, retaining walls (over 4' in height) and commercial signs \$150.00 plus review and inspection fees
  - a. Plan review \$55.75 per hr.
  - b. Inspection fee \$80.00 per inspection as determined by inspector



**Section C - Electrical**

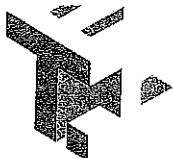
1. Residential Inspections:

- |                            |                 |
|----------------------------|-----------------|
| a. Service inspection      | \$60.00         |
| b. Rough wiring inspection | \$60.00         |
| c. Final inspection        | \$60.00         |
| d. Plan review             | \$55.75 per hr. |
| e. Re-inspection fee       | \$60.00         |

2. Commercial Inspections:

- |   |                 |
|---|-----------------|
| a. Plan review                                | \$55.75 per hr. |
| b. First \$1,000.00 of project cost*          | \$100.00        |
| c. Each additional \$1,000.00 or part thereof | \$6.05          |
| d. Minimum building permit fee                | \$250.00        |
| e. Re-inspection                              | \$80.00         |





**Section D – Plumbing, Mechanical and HVAC**

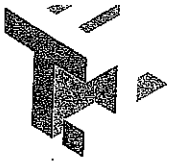
1. Residential Inspection

- |    |   |                        |
|----|---|------------------------|
| a. | Any plumbing, mechanical and/or HVAC work not associated with a building permit and not exempted by the Uniform Construction Code Section 403.62 Permit Requirements and Exemptions shall require a permit. | \$60.00 per inspection |
| b. | Plan review   | \$55.75 per hr.        |
| c. | Re-inspection fee   | \$60.00                |

2. Commercial Inspection

- |    |   |                 |
|----|---|-----------------|
| a. | Any plumbing, mechanical and/or HVAC work not associated with a building permit and not exempted by the Uniform Construction Code Section 403.62 Permit Requirements and Exemptions shall require a permit. |                 |
| b. | First \$1,000.00 of project cost*   | \$100.00        |
| c. | Each additional \$1,000.00 or part thereof  | \$6.05          |
| d. | Plan Review   | \$55.75 per hr. |
| e. | Minimum building permit fee   | \$250.00        |
| f. | Re-inspection   | \$80.00         |

\*The applicant for a permit shall provide an estimated project cost at time of application. Permit valuations shall include total value of work, including excavation for building, materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.



**Section E - Miscellaneous**

1. Demolition Permit:
  - a. Residential and detached accessory structure \$90.00
  - b. Commercial, Industrial, Institutional and detached accessory structures \$165.00
2. Swimming Pools and spas:
  - a. Above ground (pools capable of holding over 24 inches or more of water) includes one electrical inspection \$190.00
  - b. In-ground includes two electrical inspections \$325.00
  - c. Inflatable (seasonal) pools \$75.00
3. Driveway: Residential – Commercial
  - a. Township Road with curbs and/or sidewalks \$65.00
  - b. Township Road without curbs and/or sidewalks \$65.00
4. On-lot infiltration bed inspections (Unless secured by subdivision escrow) \$350.00
5. Building permit review and issuance \$25.00
6. Building Permit Renewal Fee \$60.00

**Section F – Permit Conditions**

When scheduling inspections, the contractor must ensure he has completed all items necessary for the inspection. Should the Building Inspector/Zoning Officer be required to make additional inspections, a fee of \$60.00 for residential and \$80.00 for commercial will be due to defray the cost of the inspection. The entire fee must be paid prior to the inspection.