



► 2021 - 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*

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

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

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

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

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

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

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

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

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

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

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

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

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

Building Inspection Fee, cont.:

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

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

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

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

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

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

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. ◀



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
Adams Office: 1895B York Road, Gettysburg, PA 17325 **Phone:** 717 321-9046
Email: pmca@pacodealliance.com **Website:** https://pacodealliance.com/

► 2021 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 ◀

2021 PMCA Electrical Fee Schedule



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
Adams Office: 1895B York Road, Gettysburg, PA 17325 **Phone:** 717 321-9046
Email: pmca@pacodealliance.com **Website:** <https://pacodealliance.com/>

Property Maintenance & Regulated Rental Fee Schedule

Systematic, Municipal, or Owner Inspection Fee

Single family dwelling.....	\$75
Duplex / Two unit apartment.....	\$150
Apartment / Multi-Unit Building.....	\$150 for first 2 units / \$50 for each unit over 2 if within the same Municipal License Number
(Apartment: Building designed and used exclusively as a residence for 3 or more families living independently of each other.)	
Hotel.....	\$150, plus \$20 for each unit over 3
First Re-Inspection: Fee same as above unless determined to be a minor violation by the inspector	
Subsequent Re-Inspection(s):.....	\$100.00 per unit

Commercial and Industrial

Hourly Rate of \$45 an hour to apply. Minimum of 2 hours.

Code Enforcement Fees

Trip charges.....	\$75 each trip per unit
Court Appearance.....	\$75 per hour
Filing Fees.....	Actual Cost to file
Additional Service not covered in this fee schedule.....	\$45 per hour (or as per agreement)
Residential Properties with any Non-Residential Use.....	\$75 per visit
Properties with only Non-Residential Use.....	\$45 Hourly Rate

Nuisance Abatements Performed by the Municipality

Abatement Charges.....	Cost to remove nuisance
Civil Penalty.....	As per Ordinance
Administrative Charges.....	\$45 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.....	\$45 per hour for jobs not otherwise accounted for in this fee schedule

Additional Fees

Hearing Filing Fee.....	\$45 per hour
Title Reports.....	Equal to the cost of a title report
County Recording Fee.....	Equal to the cost of charges

- Other fees may be included from time to time by agreement and adoption with the Municipality and PMCA

