

Commonwealth Code Inspection Service, Inc.

176 Doe Run Rd.
Manheim, Pa. 17545

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

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.

Footings.....	\$50.00
Foundations.....	\$50.00
Framing Rough-In.....	\$60.00
Plumbing Rough-In.....	\$40.00
Mechanical Rough-In.....	\$40.00
Electrical Rough-In.....	\$60.00
Energy.....	\$45.00
<u>Final.....</u>	<u>\$40.00</u>
	\$385.00 Inspection Fees

Additional inspection fees may be assessed at not less than \$50.00 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 \$40.00 per visit as required.

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.)

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
 Use Group: B
 Height: 3 stories, 35 feet
 Area/Floor: 10,000 sq. ft.

Solution		
1	Gross square footage: 3 stories x 10,000 square feet	30,000 sq. ft.
2	Computer 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).

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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*

$$\begin{array}{r} \text{Total construction cost X .002 - insurance cost} \\ + \text{ Estimated length of project in weeks X } \$50. = \text{ labor \& travel cost} \\ = \text{ Total} \\ \text{or no less than } \$30. \text{ Per trip based on scope and complexity of the project.} \end{array}$$

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

$$\begin{array}{r} \text{Total construction cost X .002 - insurance cost} \\ + \text{ Estimated length of project in weeks X } \$50 = \text{ labor \& travel cost} \\ = \text{ Total} \end{array}$$

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

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

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

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

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

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

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

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

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

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

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

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

Projects with a total construction cost of > \$200,000,000.00 to \$350,090,000.00*

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

Projects with a total construction cost of > \$350,000,000.00 to \$590,000,000.00*

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

Inspection Fee Example:

Type of Construction: 2C
Use Group: B

Height: 1story, 12 feet
Area/Floor: 10,000 sq ft

Solution		
1	Gross square footage: 1 story x 10,000 sq ft	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 \$1,366.80) x 3	\$1,025.10
4	Total inspection fees	\$2,391.90
5	Commonwealth Discount fee: X .80 (if applicable)	\$1,914.00

* 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