

EPHRATA TOWNSHIP 2026 FEE SCHEDULE

Building and Zoning Permits

The following permit fees shall be imposed in connection with the administration of the Ephrata Township Zoning Ordinance:

Residential – Single Family new construction, alterations, additions etc.

\$25.00 for the first \$1,000.00 of construction value plus an additional \$5.00 for each additional \$1,000.00 of construction value or part thereof.

Uniform Construction Code Permit Review and Inspection Fees – All fees charged by ABI, Inc. in connection with plan review and inspections will be the responsibility of the applicant. ABI, Inc. current fee schedule is attached.

Commercial, Industrial and Institutional Projects

\$25.00 for the first \$1,000.00 of construction value plus an additional \$5.00 for each additional \$1,000.00 of construction value or part thereof.

Uniform Construction Code Permit Review and Inspection Fees – All fees charged by ABI, Inc., Code Administrators, Inc. or Commonwealth Inspection Services, Inc. in connection with plan review and inspections will be the responsibility of the applicant. The fee schedules for the three third party inspection agencies is attached.

Building Code Appeal Hearing - \$600.00

Zoning Application Fees. The following application and appeal fees shall be imposed in connection with the administration of the Ephrata Township Zoning Ordinance:

Zoning Hearing Board:

Special Exception and Variance request, interpretation or appeal - \$600.00

Validity challenge of the Zoning Ordinance - \$1,000.00

Board of Supervisors:

Conditional Use applications - \$600.00

Rezoning, Text Amendment or curative amendment application - \$1,000.00

Subdivision and Land Development Fees

Plan Type	Administrative Fee	Escrow Account*
Sketch	\$200	\$500
Lot Add On	\$200	\$500
Revised Plan	\$200	\$500
Subdivisions (Preliminary or Final)		
Residential	\$200 + \$15/lot	\$1000 + \$50/lot
Commercial/Industrial	\$200 + \$15/acre	\$1000 + \$75/lot
Land Development (Preliminary or Final)		
Residential	\$200 + \$15/unit	\$1000 + \$50/unit
Commercial/Industrial	\$200 + \$15/acre	\$1000 + \$75/acre
Waiver Request of Plan Processing	\$100	\$250

* Escrow Account - Each applicant shall deposit with the Township an escrow account in the amount listed above at the time of filing an application. The escrow fund shall be used to reimburse the Township for all engineering, inspection and legal fees incurred in the review of the plan, inspection of improvements, preparation and recording of any appropriate documents and any other expenses which the Township may incur in the connection with the processing of the application and development of the property. In the event that the escrow fund is insufficient at any time to pay such costs, the Township shall bill the applicant for the actual additional costs. In the event that the escrow fund is in excess of the Township's costs, the Township shall refund such excess monies, without interest, to the applicant upon completion of the project.

Engineering and Solicitor Fees – Attached are the 2026 rates for the Township Engineering Firm, Rettew Associates, the Township Sewer Authority Engineering Firm, HRG, Inc. and the Township and Authority Solicitor, Anthony Schimaneck from Morgan Hallgren Crosswell and Kane

Storm Water Permit Fees

Storm Water Management Plan Exemption – No Charge

Storm Water Management Plan – Minor Land Disturbance - \$150.00

Storm Water Management Plan – Major Land Disturbance - \$300.00 plus \$500 escrow*

* Each applicant shall deposit with the Township a sum in the amount of \$500.00 at the time of filing an application for approval of a major storm water management plan. The escrow fund shall be used to reimburse the Township for all engineering, inspection and legal fees incurred in the review of the plan, inspection of improvements, preparation and recording of any appropriate documents and any other expenses which the Township may incur in the connection with the processing of the application and development of the property. In the event that the escrow fund is insufficient at any time to pay such costs, the Township shall bill the applicant for the actual additional costs. In the event that the escrow fund is in excess of the Township's costs, the Township shall refund such excess monies, without interest, to the applicant upon completion of the project.

Other Fees:

Recording Fees. Any costs related to the recording of documents with the Recorder of Deeds of the County of Lancaster shall be paid by the applicant.

Reimbursement of Costs for acceptance of Dedication of Street. If a developer shall dedicate streets to the Township, developer shall, at developer's sole cost and expense, provide the Township with four copies of the recorded subdivision plan showing the street(s) to be dedicated; a copy of the recorded deed for the development (or portion thereof, which includes the street(s) to be dedicated) reflecting the current owner, previous owner, date of deed, and recording reference; a legal description for each street; right-of-way width and Cartway width for each street; the beginning and ending points for each street; the name and address of the legal owner(s) of the land to be dedicated; total centerline length of each street; subdivision plan

Copying Fees - \$.25 per copy for copies made at the Township. If outside copying service is used the actual cost incurred by the Township will be invoiced to the individual. Fees are required to be paid in full before copies are released.

Subdivision and Land Development Ordinance - \$25.00

Zoning Ordinance and Map - \$25.00

Zoning Map - \$5.00

2026 Ephrata Township Solicitor Rates

The Ephrata Township Solicitor and the Ephrata Township Sewer Authority Solicitor for 2026 is the law firm of Morgan Hallgren Crosswell and Kane. The 2026 hourly rates for Morgan Hallgren Crosswell and Kane are as follows:

Partners -.

Anthony P. Schimaneck - \$210.00 / hour

Robert E. Sisko - \$210.00 / hour

Josele Cleary - \$215.00 / hour

2026 RATE SCHEDULE

POSITION			HOURLY RATE
Archaeological Field Technician Assistant CAD Operator	Assistant Site Designer Marketing Assistant	Survey Technician 1	\$90.00
Administrative Assistant Archaeologist 1 Archaeological Crew Chief Assistant Engineer Assistant Community Development Specialist Assistant Geologist Assistant Geophysicist	Assistant Geotechnical Engineer Assistant Landscape Architect Assistant Scientist CAD Operator Field Technician 1 Front Desk AA GIS Technician 1	Health & Safety Technician 1 Jr. Planner Survey Technician 2 Zoning & Code Enforcement Officer	\$107.00
Biologist 1 Community Development Specialist 1 Designer 1 Electrical Control Engineer Environmental Scientist 1 Field Engineer Field Technician 2	Geologist 1 Geoscientist 1 GIS Analyst 1 GIS Technician 2 Health & Safety Technician 2 Marketing Coordinator Party Chief 1	Project Technician 1 Resident Project Representative 1 Soil Scientist 1 Sr. Administrative Assistant Utility Locator 1	\$123.00
Archaeologist 2 Biologist 2 CAD Manager Designer 2 Engineer 1 Environmental Scientist 2 Field Supervisor 1 Geologist 2	Geophysicist 1 Geoscientist 2 GIS Analyst 2 Health & Safety Technician 3 Land Planner 1 Landscape Architect/Designer 1 MS4 Coordinator Party Chief 2	Project Surveyor 1 Resident Project Representative 2 Site Designer 1 Site Manager 1 Soil Scientist 2 Sr. Project Technician Utility Locator 2	\$140.00
Archaeologist 3 Community Development Specialist 2 Engineer 2 Field Supervisor 2 Geophysicist 2 Geoscientist 3	GIS Analyst 3 Health & Safety Consultant 1 Land Planner 2 Landscape Architect/Designer 2 Program Analyst 1 Project Surveyor 2	Resident Project Representative 3 Site Designer 2 Soil Scientist 3 Sr. Designer 1 Sr. Party Chief Utility Locator 3	\$156.00
Biologist 3 Communications Manager Community Development Specialist 3 Construction Manager 1 Design Manager 1 Engineer 3 Environmental Scientist 3 Geologist 3 Geophysicist 3	Health & Safety Consultant 2 Historic Resource Specialist Land Planner 3 Landscape Architect/Designer 3 Program Analyst 2 Project Manager 1 Project Surveyor 3 Site Designer 3 Site Manager 2	Sr. Archaeologist 1 Sr. Utility Locator 1 Sr. Designer 2 Sr. GIS Analyst 1 Sr. MS4 Coordinator Sr. Resident Project Representative Sr. Soil Scientist 1 Technology Manager 1	\$173.00
Construction Manager 2 Constr. Project Manager/Estimator Design Manager 2 Procurement Manager Project Manager 2 Sr. Archaeologist 2 Sr. Biologist 1 Sr. Community Development Specialist	Sr. Engineer 1 Sr. Environmental Chemist Sr. Environmental Scientist 1 Sr. Geologist 1 Sr. Geophysicist 1 Sr. Geotechnical Engineer 1 Sr. GIS Analyst 2 Sr. Health & Safety Consultant 1	Sr. Land Planner 1 Sr. Landscape Architect/Designer 1 Sr. Soil Scientist 2 Sr. Surveyor 1 Sr. Utility Locator 2 Technology Manager 2 Watershed Specialist	\$189.00
Sr. Biologist 2 Sr. Construction Manager Sr. Engineer 2 Sr. Environmental Scientist 2 Sr. Geologist 2	Sr. Geophysicist 2 Sr. Geotechnical Engineer 2 Sr. Health & Safety Consultant 2 Sr. Landscape Architect/Designer 2 Sr. Land Planner 2	Sr. Surveyor 2 Technology Manager 3	\$206.00
Chief Engineer Market Lead Market Manager Practice Team Lead Project Manager 3 Sr. Biologist 3	Sr. Engineer 3 Sr. Environmental Scientist 3 Sr. Geologist 3 Sr. Geophysicist 3 Sr. Geotechnical Engineer 3	Sr. Health & Safety Consultant 3 Sr. Landscape Architect/Designer 3 Sr. Land Planner 3 Sr. Project Manager Sr. Surveyor 3	\$222.00
Business Development Specialist Chief Executive Officer	Chief Operating Officer President	Regional Practice Director Vice President	\$239.00



2026 RATE SCHEDULE

KEY PERSONNEL	HOURLY RATE
Melissa Kelly	\$195.00
Jim Caldwell	\$195.00

Notes

- Overtime may be charged at a rate of 1½ times the above rates for specific employees, as required by federal law.
- Invoices will be rendered monthly and are payable upon receipt.
- Charges are subject to revision.

EXPENSE	RATE
ATV	\$80.00/day
Data Collection Tablet	\$40.00/day
Drone (additional fees may apply based on the requested deliverables)	\$300.00/day
Geophysical Equipment – Single Method	\$260.00/day
Geophysical Equipment – Multi Method	\$365.00/day
Geophysical Equipment Suite (Borehole)	\$365.00/day
Mapping-Grade GPS	\$90.00/day
Metrotech Line Locator	\$55.00/day
Mileage	Current federally allowable rate
Nuclear Density Gauge	\$100.00/day
Overnight stays (including lodging and per diem)	\$200.00/day
Overnight mail (FedEx, etc.), miscellaneous travel expenses (parking, tolls, etc.), field supplies, title searches, subconsultants/subcontractors, testing, filing/application fees, GIS data, equipment rental fees	Cost + 15%
Photocopies	\$.40/each
Postage and Certified Mail	Cost
Prints	\$.75/SF
Robotic Total Station	\$155.00/day
Survey-Grade GPS	\$125.00/day
UTV/Ranger	\$100.00/day

2026 RATE SCHEDULE

Video Pipe Inspection Equipment (CCTV Robotic Crawler)	\$315.00/half day
Video Pipe Inspection Equipment (CCTV Robotic Crawler)	\$520.00/day





Herbert, Rowland & Grubic, Inc.
1848 Charter Lane, Suite 214
Lancaster, PA 17601
717.295.4975
www.hrg-inc.com

December 15, 2025

Steve Sawyer
Ephrata Township Sewer Authority
265 Akron Road
Ephrata, PA 17522

Re: 2026 Hourly Rates
Ephrata Township Sewer Authority

Dear Steve:

On behalf of Becker Engineering, LLC, we would like to thank Ephrata Township Sewer Authority (Authority) for providing us the opportunity to assist the Authority with engineering consulting services during 2025. We sincerely appreciate the opportunity and hope that our firm's level of service and commitment have met or exceeded your expectations. As you are aware, our entire Becker Engineering staff is now part of Herbert, Rowland & Grubic, Inc. (HRG). We are excited to be joining a larger, more regional firm and believe that adding HRG's resources and capabilities will allow us to serve the Authority to an even greater level.

As you prepare and organize for the upcoming year, we wish to express our strong interest in continuing our role of providing consulting assistance to the Authority. For your reference, we have attached our firm's 2026 hourly rates.

We thank you again for providing us with the opportunity to serve the Authority, and we look forward to working with you in the new year.

Merry Christmas and Happy New Year!

Sincerely,

Herbert, Rowland & Grubic, Inc.

A handwritten signature in black ink that reads "D.J.B." followed by a stylized flourish.

Daniel J. Becker, PE

DJB/LB
011355

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Enclosure



2026 RATES

Labor Categories	Hourly Rate
Administration	\$90
Construction Observation	\$110
Engineering Technician	\$115
Surveyor	\$125
GIS Professional/Sr. Engineering Technician	\$130
Landscape Architect/Planner/Environmental Scientist/Staff Engineer	\$140
Assistant Project Manager/Financial Specialist	\$145
Project Manager/Project Engineer	\$150
Sr. Project Manager/Sr. Project Engineer/Sr. Environmental Scientist/Construction Specialist	\$155
Operations Manager/Senior Technical Leader	\$160

PLEASE NOTE: Herbert, Rowland & Grubic, Inc., (HRG) adjusts the rate schedule annually to reflect the cost of doing business for the coming year. This rate schedule is effective January 1, 2026 through December 31, 2026.



2026 CURRENT BILLABLE EXPENSES

Data Logger	\$75.00/Day; \$200.00/Week; \$350.00/Month
Concrete Monument	\$30.00/Each
Lodging	At Cost
Maps, Permits, Licenses	At Cost
Meals	At Cost
Mileage	IRS Allowable
Miscellaneous Charges	At Cost
Postage	As Weighed
Stormwater Infiltration Testing Ring	\$25.00/Each
Technology Equipment Charge	\$150.00/Day
Wide Format Printing/Copying	\$.50/Square Foot

All expenses are subject to a 10% markup, including, but not limited to travel, printing, postage, survey supplies, etc.

PLEASE NOTE: Herbert, Rowland & Grubic, Inc., (HRG) adjusts the current billable expenses annually to reflect the cost of doing business for the coming year. These expenses are effective January 1, 2026 through December 31, 2026.



Associated Building Inspections 2026 – Fee Schedule

RESIDENTIAL FEES

New Single-Family Dwellings	\$596 (includes plan review, administrative fees & up to 8 inspections) <i>All rough ins need to be done at the same time, otherwise this could result in additional charges.</i> <i>Note: Blower door tests performed by others.</i>
Individual Inspections/Re-inspections	\$59 (per hour/per inspection)
Plan Review	\$59 (per review)
Administration Fees	\$45 (per hour)
Permit Courier (admin fee)	\$20 (for delivery & pick-up; emailed submissions are \$10 for delivery)
Expedited plan reviews (alterations & renovations)	\$118
Emergency/After Hour Inspections	\$118 (per hour/per inspection)
Legal proceedings/hearings	\$75/hr
Decks	\$59 (per inspection)
In Ground Pools	\$419 (includes plan review, administration fees & up to 5 inspections)
Above Ground Pool(no excavation)	\$295 (includes plan review, administration fees & up to 3 inspections)
New Mobile Homes	\$325 (includes plan review, up to 3 inspections & administration fees)
Demolition	\$183 (includes plan review, 2 inspections & administration fees)
Solar Inspection	\$199 (includes plan review, 1 inspection & administration fees)

(The above fees may be increased or decreased based upon the simplicity, complexity, or length of the project)

COMMERCIAL FEES

Minimum Commercial Project Fee	\$425 (includes 1 hr. plan review, administrative fees & up to 2 inspections)
Projects up to \$2,000,000.00 @ \$105 per week)	\$.51 per sq. (if project is more than 52 weeks a timeline modifier may be applied)
Projects above \$2,000,000.00 modifier may be applied @ \$105 per week)	0.5% (.005) x construction cost (if project is more than 52 weeks a timeline modifier may be applied @ \$105 per week)
Individual inspections/Re-inspections	\$105 (per hour/per inspection)
Plan review	\$75 (per ½ hr)
Administration Fee	\$45 (per hour)
Permit Courier	\$20 (pick-up and delivery)
Certificate of Change of Use	\$275.00 (includes administrative fees, and up to 2 inspection)
Emergency/After Hour Inspections	\$210 (per hour/per inspection)
Expedited plan reviews	\$150 (per ½ hr)
Legal proceedings/hearings	\$75 (per ½ hr)
Code Consultation services	\$75 (per ½ hr)
Pre-construction/site meetings	\$75 (per ½ hr)
Demolition	\$425 (includes, administration fees, up to 2 inspections & plan review)
Solar	See solar fee schedule
Commercial Pools 3-Year D.O.H. fees, correspondence with the State & Certificate)	\$295 Additional Pools add \$100 each pool (pool fees include 1 trip, administrative

(The above fees may be increased or decreased based upon the simplicity, complexity, or length of the project)

PRINTING FEES

Architectural Plans	\$4.26 a sheet (black & white or color)
Up to 11x17 prints	\$.25 a sheet



Associated Building Inspections 2026 – Fee Schedule

COMMERCIAL SOLAR FEES

Inspection fees - Inspections are calculated using the table below.

	<u>Solar</u> Size of solar system	Flat rate/ Cost per sf
1	Up to 10kw	\$75
2	11kw to 20kw	\$225
3	21kw to 50kw	\$.10
4	51kw to 100kw	\$.12
5	101kw to 250kw	\$.10
6	251kw to 500kw	\$.08
7	501kw to 1meg	\$.06
8	Over 1meg	\$.04

**These fees may be increased or decreased based upon the simplicity, complexity, or length of the project.*

COMMERCIAL ELECTRICAL FEES

(Electric only jobs)

SERVICE - METER EQUIPMENT UP TO 600 VOLTS

Not over 400 Amp	\$105
Not over 600 Amp	\$120
Not over 800 Amp	\$135
Not over 1000 Amp	\$150
Not over 1200 Amp	\$175
Not over 1600 ampere.....	\$200
Over 1600 ampere.....	\$350

- \$10 for each additional meter
- Over 600 Volts - Add \$40 Per Category
- Ground fault protected services add \$125 to observe required testing!

PRIMARY TRANSFORMERS, VAULTS ENCLOSURES, SUB-STATIONS

Not Over 200 K.V.A.....	\$125
Over 200 to 500 K.V.A.....	\$175
Over 500 to 1000 K.V.A.....	\$225
Over 1000 K.V.A.....	\$275 Plus Consult Fee

NOTE: Above applies to each bank of transformers

PROPERTY MAINTENANCE / RENTAL INSPECTION FEES

Hourly Rate:.....	\$90
Inspection No Shows:	\$90
Certified mailings:	current postage rates
MDJ Hearing:	\$150/hr
Appeals Board Hearing:	\$150/hr

ZONING FEES

Please refer to the ABI zoning fees per Municipality.

Note: All fees may be increased or decreased based upon the simplicity, complexity, or length of the project. All fees are due prior to receiving the permit. Final CO will not be completed unless all fees have been paid. Mileage may be charged at standard IRS rate. For unusual circumstances where travel distance is an issue, special fees may apply. Commercial drawings, including decks and pools, shall be signed, and sealed by a licensed design professional registered in the Commonwealth of Pennsylvania. Special fee adjustments may be made for projects of repetitive design or complexity of construction. Phased projects will be billed according to number of phases, complexity, and proposed timeline. Deferred projects or components may be billed additionally at our standard rate. Please be informed if changes to the drawings occur that require an additional code review (including, but not limited to: RFIs, change orders, etc.), ABI may bill applicant additionally at our standard rate. Any alteration, or deviation from approved plans involving additional inspections shall be executed only upon written change orders and may become an extra fee. Pricing built per proposed construction timeline. All published fees are contingent upon site accessibility, accidents, and/or delays beyond our control. Project delays, timeline extensions, scope deviation or change orders may incur additional fees. Cancelled/Abandoned permit fees will be reduced by work completed, and all applicable taxes and transaction fees. Permit fees may not be returned after one year. \$30 fee will be assessed for any returned checks. Emergency inspections are outside normal business hours: M-F 7am-4pm. This fee schedule supersedes all other fee schedules and is effective January 1, 2025.



Code Administrators Inc

2026 UCC FEE SCHEDULE COMMERCIAL CONSTRUCTION (Non-1&2 Family Dwellings)

Pennsylvania State Educations Fund
\$4.50 per permit

Notice of Violation, Court filings and appearance for a summary offense citation
\$150 per hour

Preliminary Meetings - \$150 per hour

Projects with Cost of Construction below \$250,000

Plan Review

\$150 per hour, billed at permit issuance or permit cancellation/abandonment

Commercial Inspections (Building, Mechanical, Plumbing, Electrical, Energy)

<u>Cost of Construction</u>	<u>Minimum Cost</u>	<u>Allotment of Inspections</u>
\$0 - \$19,999	\$150	2
\$20,000 - \$39,999	\$300	4
\$40,000 - \$59,999	\$450	6
\$60,000 - \$79,999	\$600	8
\$80,000 - \$99,999	\$750	10
\$100,000 - \$149,999	\$1050	14
\$150,000 - \$199,999	\$1750	23
\$200,000 - \$250,000	\$2250	30

Additional inspections above allotment, \$75 per inspection.

Projects with Cost of Construction Above \$250,000

NON-REFUNDABLE charge for Commercial Plan Review. The fee is calculated at 25% of the projected permit fee based upon the cost of construction declared on your permit application. **If your project results in an issued permit, this fee will be applied as a credit toward your permit cost.** Code Administrators cannot control actions that prohibit permit issuance such as zoning and land development matters, nor permit withdrawal by the owner or applicant. As such, this review fee is non-refundable.

Plan Review & Inspections

Up to \$1,000,000	.015 X cost of construction
Then from the next \$1,000,001, - \$2,000,000	.01 X cost of construction
Then from the next \$2,000,001 - \$Up	.005 X cost of construction

1862 Charter Lane, STE 101
Lancaster, Pennsylvania 17601
Codeadministrators.com
717-859-3350

Commonwealth Code Inspection Service, Inc.

40 W. 11th Ave.
York, Pa. 17404

717-846-2004 Phone

717-846-2294 Fax

December 5, 2006

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*

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

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 \$50. = labor & travel cost
= Total
or no less than \$50. Per trip based on scope and complexity of the project.

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 \$45. = labor & travel cost
= Total

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 \$40. = labor & travel cost
= Total

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 \$40. = labor & travel cost
= Total

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 \$40. = labor & travel cost
= Total

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

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

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

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

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

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

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

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

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:

Type of Construction: 2C
Use Group: B

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

Solution		
1	Gross square footage: 1 story X 10,000 square feet	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 \$1366.80) X 3	\$1,025.10
4	Total inspection fees	\$2,391.90
5	Commonwealth Discount fee: X .80 (if applicable)**	\$1,914

* 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

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.)

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)

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
Height: 3 stories, 35 feet

Use Group: B
Area/Floor: 10,000 sq. ft.

Solution		
1	Gross square footage: 3 stories X 10,000 square feet	30,000 sq. ft.
2	Compute 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.

Expedited or "fast track" plan reviews may be available as time and work-load allow. Expedited plan reviews shall be charged at 150% of the regular rate.

CHECKS FOR PLAN REVIEW FEES SHALL BE MADE PAYABLE TO: Commonwealth Code Inspection Service, Inc. (CCIS).

Commonwealth Code Inspection service

Residential Fee Schedule 2026

New House:

Plan Review \$75.00

House up to 2500 sq ft \$600

\$10 per 100 sq ft over 2500

\$4.50 for L&I fee

\$15.00 Administrative fee

Total for New home \$694.50

Typical Inspection Residential Inspection Fees.

Plan Review \$75.00

Above Ground Pool \$85.00

In Ground Pool \$300.00

Mobile Home \$300.00

Decks \$175.00

Electrical Services \$75.00

Additional Fees for extra inspections not referred to on the permit \$75.00.

Zoning \$75.00 hour.