

Keycodes Inspection Agency

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2024 Fee Schedule – Commercial Inspection Services

COMMERCIAL DEPOSIT (DUE AT TIME OF SUBMITTAL): (This is non-refundable, but will be credited to your account for your specific project. **ALL PLANS MUST BE COLLATED**)

\$ 170.00 For alterations or single discipline
\$ 500.00 For new construction and additions

New Construction and Additions (includes plan review and inspections for building, energy and accessibility sub-codes):

Base Fee:	\$500.00 plus
First 25,000 square feet	\$0.27 per square foot plus
25,001 to 250,000 square feet	\$0.22 per square foot plus
Over 250,000 square feet	\$0.16 per square foot

Alterations, Renovations or tenant “fit-out” (includes plan review and inspections for building, energy and accessibility sub-codes):

Base Fee:	\$500.00 plus
First 25,000 square feet	\$0.27 per square foot plus
Over 25,000 square feet	\$0.12 per square foot

Building and Sub-code Plan Review Fees – (Fee if no inspections are to be performed)

90% of ICC Review Fee. (Minor reviews @ \$85.00 per hour – two hour minimum)

Single sub-code or re-submission (building, mechanical, plumbing, electrical, energy or accessibility) –

All Use Groups: \$85.00 per hour – two hour minimum

Electronic Plan Review Fees - (building, mechanical, plumbing, electrical, energy or accessibility) –

All Use Groups: \$110.00 per hour – two hour minimum - plus printing costs as applicable.

Commercial Building Inspections (not included in fees listed above and Consultation Fees on Behalf of the Municipality:

\$85.00 per hour with one hour minimum

Footing/Foundation Only Fees (includes plan review and inspections for the footing and foundation only):

First 25,000 square feet	\$1200.00
25,001 to 250,000	\$3600.00
Over 250,000 square feet	\$6000.00

2024 Fee Schedule – Commercial Inspection Service (continued)

Special Flat Rate for Building Sub-code (including plan review fees):

Fire Protection – Sprinklers and Standpipes:

\$400.00 - Including first 200 heads and one standpipe
\$0.42 - per sprinkler head (for over 200 heads)
\$125.00 - per standpipe (for over one standpipe)

Fire Alarm System:

\$210.00 Building Only – Up to 5000 square feet
\$330.00 Building Only – 5001 - 10,000 square feet
\$600.00 Building Only – 10,001 - 50,000 square feet
\$1200.00 Building Only – Over 50,000 square feet

Commercial Kitchen Exhaust (Per Hood) (includes building, mechanical and electrical as needed):

\$400.00 – Type 1 - Including hood installation and suppression system
\$210.00 – Suppression system only (in existing hood)
\$300.00 – Hood installation only

Signs - Parallel, Projecting, or Freestanding Signs (Up to 100 square feet):

\$330.00 - (includes building) – Up to two visits
\$ 2.00 - Each additional square foot over 100)
\$ 60.00 – Each additional sign per building permit application

Racking Systems (i.e. warehouses):

\$500.00 – Building Only - Up to 10,000 square feet
\$1000.00 – Building Only - 10,001 – 50,000 square feet
\$1500.00 – Building Only – Over 50,000 square feet

Roof Replacement:

\$400.00 – (one site visit) (first 5000 square feet)
\$ 30.00 – Each additional 5000 square feet
\$ 85.00 – Adder for insulation inspection when needed

Demolition Permit:

\$ 200.00 - First 1000 square feet
\$ 20.00 – Each additional 1000 sq. feet

Cell Tower Co-locate (on existing structures):

\$330.00 - (includes building only) – Up to two visits

Temporary Tent:

\$200.00 - (one site visit)

Wind Turbine and Solar Photovoltaic Systems (includes building):

\$360.00 – for first 5kw rating of system
\$30.00 - for each additional 5kw rating of system

Minor Alteration as Determined by the Code Official (building only):

\$225.00

Commercial Plumbing and Mechanical sub-code fees (plus plan review):

Plumbing:

\$170.00 - Including first (3) trapped fixtures
\$30.00 - per each additional trapped fixture(s)
\$90.00 - new water line
\$150.00 - Sanitary Sewer Hook-up (each lateral)

Mechanical:

\$170.00 - Including one unit or duct work alterations
\$40.00 - per each additional mechanical unit
(Units include each air handler and exhaust units over 150CFM, excluding commercial kitchen exhaust.)
\$180.00 – Replacement of single HVAC Equipment.
One visit Electric & Mechanical

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2024 Commercial Electrical sub-code fee (plus plan review):

WIRING OUTLET QUANTITIES:

\$170.00 – 1 to 25 outlets or devices

\$25.00 – each additional 25 outlets or devices

(Please note that an outlet or device is a receptacle, light, switch, etc.)

SERVICES AND FEEDERS:

\$90.00 – 200 Amps or less

\$130.00 – 400 Amps or less

\$180.00 – 800 Amps or less

\$200.00 – 1000 Amps or less

\$240.00 – 1500 Amps or less

\$360.00 – 2000 Amps or less

\$480.00 – Over 2000 Amps

\$ 50.00 – Cost for Additional Panel (at reviewer's discretion)

(x3) Multiplier for above items for voltages over 600

TRANSFORMERS AND MOTORS:

\$60.00 – up to 25hp or 50 Kva

\$70.00 – 26 to 50hp or 51 to 100 kVA

\$90.00 – 51 to 100hp or 101 to 200 kVA

\$120.00 – 101 to 200hp or 201 to 500 kVA

\$180.00 – over 200hp or 500 kVA

(x3) Multiplier for above items for voltages over 600

HEATING AND AIR CONDITIONING UNITS:

\$70.00 – up to 50 kW for first unit

\$30.00 – up to 50 kW for each additional unit

\$90.00 – 51 – 100 kW for first unit

\$40.00 – 51 kW – 100 kW for each additional unit

\$120.00 – over 100 kW for first unit

\$50.00 – over 100 kW for each additional unit

GENERATORS, VAULTS, SUBSTATIONS, ETC.:

\$150.00 - Up to 10KW/KVA

\$180.00 – 10 to 20KW/KVA

\$220.00 – 21 to 100KW/KVA

\$300.00 – 101 to 200KW/KVA

\$360.00 – 201 – 500KW/KVA

\$480.00 – over 500KW/KVA

(x3) Multiplier for above items for voltages over 600

MISCELLANEOUS FEES:

\$110.00 – Sign for first unit

\$ 50.00 – Sign for each additional unit

\$550.00 – Commercial Swimming Pool State of PA 3-year certification. This is per inspection – pass or fail.

\$75.00 Each additional pool or hot tub inspected at same time as main public pool.

\$90.00 For each re-inspection visit

\$110.00 – Protective Signaling Systems

\$30.00 – Site Light and or pole standard (each)

WIND TURBINE AND SOLAR PHOTOVOLTAIC SYSTEMS:

\$60.00 – Transfer, disconnect, metering or inverter equipment (each)

\$150.00 – for first 5kw rating of system

\$30.00 - for each additional 5kw rating of system

\$ 75.00 - COST (PER VISIT) FOR ADDITIONAL VISITS AND RE-INSPECTION VISITS

\$ 85.00 - MINIMUM INSPECTION FEE (PER VISIT)

\$ 125.00 - MINIMUM PERMIT FEE

\$ 30.00 - COST TO ISSUE PERMIT OR CERTIFICATE OF OCCUPANCY

\$ 50.00 – COST TO COLLATE PLANS (per set of plans)

\$ 30.00 – COST TO MAKE 8 ½ X 11" COPIES PLUS \$1.00 PER PAGE.

\$ 50.00 – COST TO MAKE COPIES LARGER THAN 8 ½ X 11" PLUS 2.50 PER PAGE.

\$ 4.50 – STATE PERMIT FEE (COLLECTED FOR STATE)

\$ - AFTER HOUR INSPECTIONS – CALL FOR FEES

Note: Projects which are phased may be assessed additional fees.

Please call 610-866-9663 for any costs not included on these sheets or with any questions.