

TOWNSHIP OF WASHINGTON
FRANKLIN COUNTY, PENNSYLVANIA

RESOLUTION NO. 453

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THIS TOWNSHIP ESTABLISHING A REVISED SCHEDULE OF FEES FOR THE ADMINISTRATION OF THE TOWNSHIP'S ZONING ORDINANCE, SUBDIVISION ORDINANCE, WELL ORDINANCE AND THE PENNSYLVANIA SEWAGE FACILITIES ACT; ESTABLISHING FEES FOR THE REPRODUCTION OF DOCUMENTS AND MAPS; ESTABLISHING FEES FOR OTHER SERVICES.

WHEREAS, the Washington Township Supervisors would like to update its previously established fee schedule, Resolution #443 and Resolution #446; and

WHEREAS, Section 2104 of the Washington Township Zoning Ordinance #153 provides for the establishment of a schedule of fees in connection with the administration of zoning in Washington Township; and

WHEREAS, Section 702 of the Washington Township Subdivision and Land Development Ordinance #161 provides for the establishment of a schedule of fees in connection with the administration of the Subdivision Ordinance; and

WHEREAS, Section 6 of the Washington Township Ordinance No. 95 provides for the establishment of a schedule of fees for the administration of the Pennsylvania Sewage Facilities Act; and

WHEREAS, Section 601 of the Washington Township Stormwater Management Ordinance # 101 provides for the establishment of a schedule of fees in connection with the administration of the Stormwater Ordinance; and

WHEREAS, Section 602 of the Antietam Creek Watershed Stormwater Management Ordinance #131 provides for the establishment of a schedule of fees in connection with the administration of the Ordinance; and

WHEREAS, Section 13 of the Washington Township Well Ordinance #150 provides for the establishment of a schedule of fees in connection with the administration of the ordinance; and

WHEREAS, Section 7 of the Washington Township Pennsylvania Construction Code Act Ordinance #174 provides for the establishment of a schedule of fees in connection with the administration of the Ordinance; and

WHEREAS, Section 608.1(F)(d) of the Washington Township Subdivision and Land Development Ordinance #161, as amended by Ordinance #175, provides for the

establishment of a recreation fee in lieu of dedication of land for recreation purposes; and

WHEREAS, Washington Township wishes to recover its costs for the reproduction of other documents, maps, storage of vehicles, recycling containers, and other services provided to the public.

NOW THEREFORE, BE IT RESOLVED by the Board of Supervisors of this Township that the following schedule of fees is hereby adopted.

SECTION 1. LAND USE PERMIT FEE.

The following fees shall be paid at the time of issuance of a land use permit and shall be based upon the value of the improvement based on the Residential Cost Handbook, by Marshall & Swift or other values as outlined in Resolution # 143, for residential construction and Marshall Valuation Service for non residential construction.

<u>Value of Improvement</u>	<u>Fee</u>
up to \$2,000	\$20.00
\$2,001 and over	\$20.00 plus \$2.00 for each \$1,000 of improvement over \$2,000 MAXIMUM FEE - \$5,000.00

SECTION 2. LAND USE OCCUPANCY PERMIT FEE

The fee shall be \$40.00. Recycling can and lid provided.

SECTION 3. USE PERMIT FEE.

The fee for all use permits shall be \$20.00 except as indicated in Section 4 below.

SECTION 4. MOBILE HOME FEE.

Mobile home use permit fees shall be as follows:

- A. Mobile home moved from one location in the Township to another within the Township.
 - 1. Same owner No use permit fee
 - 2. Change of Ownership No use permit fee
- B. Mobile homes moved into the Township from other areas or new units from a dealer will require a Land Use Permit based on value.

SECTION 5. SEPTIC SYSTEM PERMITS.

- A. Existing lots: (Lots of record prior to 1-1-86)
 - a. Application fee: \$50.00 (Paid at time of application).
 - b. All fees will be at the rate of \$40.00/hour.

- B. Subdivision of lot(s):
 - a. Application fee \$50.00 per lot (Paid at time of application).
 - b. All fees will be at the rate of \$40.00/hour.
- C. Repair application - Repairs to any individual or community sewage system shall require a \$100.00 fee paid at the time of application. If a perc test is required, perc test fee shall be additional and as per Section 5.A.b. above.
- D. Review of existing systems - Any review of existing sewage systems will require an application fee of \$100.00.
- E. Other Services - A fee of \$40.00/hour will be charged for any other SEO services.

SECTION 6. DEP MODULES

The fee for review of each DEP Module submittal shall be \$50.00.

SECTION 7. ZONING ORDINANCE ADMINISTRATION.

Zoning administration fees shall be as follows:

- A. Rezoning Application fee \$2000.00
- B. Zoning Hearing Board application \$ 300.00
- C. Conditional use application \$ 600.00
- D. Planned Residential Tentative Approval Application \$1500.00
- E. Rezoning, determination of use, conditional use, and planned residential, engineering fees or other engineering fees shall be paid by the applicant as per the Township's current schedule of engineering fees.
- F. Rezoning, determination of use, conditional use, and planned residential, legal fees or other legal fees shall be paid by the applicant as per the Township's current schedule of legal fees.
- G. Sign Permit fees shall be as follows:

<u>Sign Type or Characteristic</u>	<u>Fee</u>
Pole Signs:	
0-20 sq ft, less than 15' height	\$ 50.00
21-32 sq ft, no more than 25' height	\$200.00
Ground Signs:	
0-20 sq ft, less than 8' height	\$ 50.00
21-32 sq ft, less than 10' height	\$100.00
Wall sign	\$ 75.00
Changeable sign face (additional fee) (message)	\$ 50.00
Agricultural sign (farm identification only)	\$ 10.00

Tract Real Estate Advertising (temporary for built out)	\$100.00
Model home sign	\$ 25.00
Real estate sign greater than eight (8) sq. ft. in area (single house/townhouse)	\$ 25.00
Grand opening or coming soon signage or banners,	\$ 25.00
Banners, buntings, less than 31 days	\$ 10.00
Coming Soon signage greater than 30 days and less than year,	\$ 50.00
Special event sign	\$ 10.00
Awning or Canopy sign	\$ 75.00
Neon sign	\$ 25.00
Change of Business/Ownership (new signs)	\$ 25.00
Temporary Sign – Business under 9,999 sq. ft.	\$ 50.00
Temporary Sign – Business over 10,000 sq. ft.	\$100.00
Each Weekend Real Estate signs (yearly fee)	\$100.00
Balloons, inflatable	\$ 25.00
Development	\$100.00
Project Signs	\$100.00
Now Hiring Signs	Free
Portable Signs	\$100.00
Billboards	Based on land use fee
Home Occupation Signs	\$ 20.00

- 2) There shall be no permit fee for special event or public announcement signs for bona fide charitable and other non-profit organizations upon proof of tax exempt status under federal or state law.
- 3) Renewal. A renewal permit fee of twenty-five dollars (\$25.00) shall be required for all on-premise project or development signs.
- 4) Sign repair permit. Any repair or alteration to a sign shall require an additional repair permit obtained by the Zoning Officer upon application and payment of a twenty-dollar (\$20.00) permit fee. One will be exempt from this fee if the sign was destroyed during a State of Emergency and is not electrically wired, or being altered. No repair permit is required for routing maintenance.

SECTION 8. SUBDIVISION ORDINANCE ADMINISTRATION.

Subdivision administrative fees shall be as follows:

- A. Subdivision of lots
 - a. \$ 50.00 per lot
- B. Residential land developments and planned residential developments
 - a. \$ 50.00 per lot

- C. Commercial and Industrial land developments
 - a. \$250.00 each unit or lot
- D. The application fee is paid for both the preliminary and final plan submittals.
- E. Engineering review, engineering field review, and engineering inspection shall be paid by the developer upon being invoiced by the Township. The final plan shall not be approved if any invoiced engineering fees have not been paid. The rate per hour shall be as established by the Township's engineers. See the attached schedule for 2008 rates for C.S. Davidson.
- F. Subdivision improvement inspection fee by Township employees.
 - a. Inspection man-hours \$36.00 per hour
- G. Legal fees - as per the Township's current schedule of fees.
- H. Plan re-stamps \$50.00

SECTION 9. STORMWATER MANAGEMENT ADMINISTRATION

Stormwater management administration fees shall be as follows:

- A. Application fee of \$100.00 per plan
- B. Engineering fees as per Section 8E
- C. Legal fees - as per the Township's current schedule of fees.

SECTION 10. DOCUMENTATION, MAP REPRODUCTION FEES, & FAX TRANSMISSIONS.

The following fees are established for the reproduction of documents and maps:

- A. Maps and Copying
 - a. Zoning Ordinance and map \$20.00
 - b. Subdivision Ordinance 20.00
 - c. Comprehensive Plan 20.00
 - d. Zoning map 16" x 32" 3.00
 - e. Zoning map 5' x 3' 10.00
 - f. Road map 5' x 3' 10.00
 - g. Copy cost is \$.20 per sheet
 - h. Other documents provided at the copying, handling, and postage costs.
 - i. Materials to be copied, for professionals for their professional use, which require township employees' time to locate items desired and make copies, will be charged at the rate of \$.50 per sheet. In addition, a fee of \$20.00 shall be paid for each 30-minute increment, or part thereof, required to produce the requested documents after the first 30-minute increment. The Township may require a refundable deposit for large requests.
 - j. Any information requested which is not normally provided as part of the regular conduct of Township business; which is not readily available; and which requires a Township employee to research or compile, will be charged at a rate of \$1.00 per sheet for the first five

(5) sheets and \$.50 for each additional sheet. In addition, a fee of \$20.00 shall be paid for each 30-minute increment, or part thereof, required to produce the requested documents after the first 30-minute increment. The Township may require a refundable deposit for large requests.

- k. Copy of Deed - \$1.00 per page for each individual deed.
 - l. Antietam Watershed Ordinance and small map - \$7.00
 - m. Antietam Watershed Maps - small \$2.00
large \$3.00
 - n. Shipping and Handling Costs - the shipping and handling costs for any of the above information requested to be mailed or faxed will be invoiced to the requesting party. The cost shall be determined by the actual cost of handling, shipping or faxing the requested item.
 - o. Franklin County Map - \$2.00
 - p. Xerox wide document copies - \$1.00 per square foot, \$2.00 flat fee for media conversion.
- B. Fax Transmission charges.
 - a. Outgoing transmissions - \$1.00 per page
 - b. Incoming transmissions - \$.50 per page
 - C. Accident Reports - \$15.00 each
Offense Report - \$15.00 each (unless victim, then free)
 - D. Aerial Photography
 - a. \$300.00 for first panel
 - b. \$100.00 for each additional panel

SECTION 11. PAVILION AND PARK RENTAL FEES

- A. Red Run Park Pavilion Rental rate per day.
 - a. Pavilion # 1 rate \$35.00
 - b. Pavilion # 2 rate \$45.00
 - c. Pavilion # 3 rate \$40.00
 - d. Pavilion # 4 rate \$35.00
 - e. Pavilion # 5 rate \$25.00
- B. Pine Hill Pavilion rental rate per day
 - a. Pavilion A rate \$50.00
 - b. Pavilion B rate \$40.00
 - c. Pavilion C rate \$40.00
- C. Other Park Activities
To be set by the Board of Supervisors

SECTION 12. BAD CHECK FEE AND POLICY.

A service charge of \$25.00 shall be imposed on any individual whose check is returned for insufficient funds or fails to clear the bank for any reason. This fee shall be in addition to the amount of the original check. The Township reserves the right to seek criminal penalties against all offenders.

SECTION 13. FINGERPRINTING FEE SCHEDULE.

A fee of \$15.00 shall be charged to each individual, except as listed below, for the Washington Township Police Department to provide their fingerprinting services.

This fee shall be paid at the time of the fingerprinting to the Police Department Secretary.

The following individuals shall be exempt from paying this fingerprinting fee:

1. Township residents.
2. Employees of Township businesses that need the fingerprinting for that business.
3. Fingerprinting at the request of another government agency.

SECTION 14. WELL ORDINANCE PERMITS

The fee for new, relocated, reconstructed or abandonment of wells shall be \$35.00.

SECTION 15. STORAGE OF VEHICLE FEE

A fee of up to \$10.00 per day shall be assessed to all vehicles placed in storage at the Township facility starting 48 hours after the owner/insurance company has been notified to remove the vehicle.

SECTION 16. RECYCLING CANS & LIDS

Recycling can and lid fees shall be as follows:

Can - \$10.00

Lid - \$5.00

SECTION 17. BUILDING CODE FEES

See Exhibit A.

SECTION 18. RECREATION FEE IN LIEU OF DEDICATION OF RECREATION LAND

The recreation fee in lieu of dedication shall be \$1,100.00/dwelling unit for year 2008.

SECTION 19. RESCINDING OF PREVIOUS RESOLUTION

The previous fee schedule as established by Resolution # 443 and Resolution # 446 is hereby rescinded by this resolution.

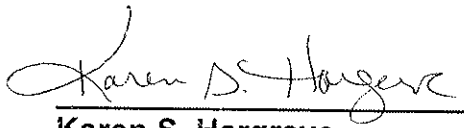
SECTION 20. EFFECTIVE DATE.

This revised fee schedule shall take effect immediately.

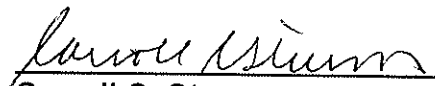
DULY RESOLVED this 7th day of January 2008, by the Board of Supervisors of Washington Township, Franklin County, Pennsylvania, in lawful session duly assembled.

**TOWNSHIP OF WASHINGTON
FRANKLIN COUNTY, PENNSYLVANIA**

Attest:



Karen S. Hargrave
Secretary



Carroll C. Sturm
Chairman, Board of Supervisors



Since 1923 ♦ Three Generations ♦ Four Score Strong

www.csdavidson.com

○ Lancaster Office
 315 West James Street, Suite 102
 Lancaster, PA 17603
 (717) 481-2991 • FAX (717) 481-8690

○ York Office
 38 North Duke Street
 York, PA 17401
 (717) 846-4805 • FAX (717) 846-5811

Gettysburg Office ○
 50 West Middle Street
 Gettysburg, PA 17325
 (717) 337-3021 • FAX (717) 337-0782

2008 Billing Rates

Job Classifications	01/08 – 06/08	07/08 – 12/08
PE II (Principal)	\$125.00	\$130.00
PE I (Project Engineer)	\$97.50	\$101.00
PLS (Prof. Land Surveyor)	\$82.50	\$86.00
PLANNER	\$90.50	\$94.00
EA (Engineer's Assistant)	\$65.50	\$68.00
CADD TECHNICIAN	\$53.00	\$55.00
ADMINISTRATIVE ASST.	\$47.50	\$49.50
SURVEY CREW CHIEF	\$62.00	\$64.50
SURVEYOR	\$43.00	\$45.00
INSPECTOR OR TESTING TECHNICIAN	\$57.00	\$59.25

REIMBURSABLES (DIRECT EXPENSES)	
Outside Reproduction	Cost + 10%
Filing Fees	Cost + 10%
Subconsultants	Cost + 10%
GPS Equipment	\$50.00/hour
RTS Equipment	\$40.00/hour
Mileage (where applicable)	IRS Rate + 10%
Prints/Plots	\$2.00/each (up to 24" x 36")
Prints/Plots	\$4.00/each (over 24" x 36")

EXHIBIT A

Commonwealth Code Inspection Service, Inc.

1102 Sheller Avenue, Suite B
Chambersburg, PA 17201

717-262-0081 Phone
717 263-3546 fax

January 1, 2008

Residential, Day Care, C.O., & Foster Home Inspection Prices

Residential inspection prices are for dwellings 0 to 3500 square feet. Dwellings over 3500 square feet will be charged an additional ten dollars per 100 square feet, which will be added to the total basic inspection fee.

Footings	\$45
Foundations	\$45
Framing	\$55
Plumbing and Mechanical	\$55
Electrical	\$65
Energy	\$45
Wallboard	\$45
<u>Final</u>	<u>\$45</u>

Total Inspection fees: \$400

All prices include rough and final inspections. Final must be ready within 6 months or additional fee will apply.

Additional inspection fees may be assessed at not less than \$45 per visit as required due to the complexity or execution of the work being done.

Small-scale projects will be priced depending on the complexity of the project. Some examples are:

Mobile Homes (2 trips only) on Piers	\$115
Decks (2 trips) High (over 5 feet)...	\$65
Low	\$55
Sheds (1 trip) Stick Built (1 trip) ...	\$55
Pre-Fab	\$45
Fences	\$35
Daycares	\$55 up to six kids
Daycares	\$85 over six kids up to 24
Foster Homes	\$65
Change of Occupancies	
Under 8000 sq.ft.	\$80
Over 8000 sq. ft.	\$130
Swimming Pools	
Above Ground	\$55
In Ground	\$140
Electrical Service	
Not Over 200Amp	\$60
200 Amp - 400 Amp	\$75
Over 400 Amp Commercial Fee Schedule Applies	
Investigations	\$55
Return Trips	\$55
Duplicate Permit and Occupancy Certificate Issuance.....	\$25

Plan review is \$35 per hour for residential, with a one hour minimum except for minor projects.
Commercial fees appear elsewhere.

Commonwealth Code Inspection Services, Inc.
Electrical and Fire Inspection-Enforcing and Consulting Service

ELECTRICAL FEE SCHEDULE

**SERVICE -METERING IEQUIPMENT UP TO
600 VOLTS**

ROUGH WIRING INSPECTION
 All switches, lighting, and receptacles to be counted as outlets
 1-25 outlets \$40.00
 for ea. Additional 10 outlets or fraction thereof \$15.00

Not over 200 Amps.....\$60.00
 Over 200 Amp. to 225 Amp.....\$75.00
 Over 225 Amp. to 400 Amp.....\$80.00
 Over 400 Amp. to 800 Amp.....\$85.00
 Over 800 Amp. to 1000 Amp.....\$150.00
 Over 1000 Amp. Including one control center.....\$225.00
 Each Additional Control Center.....\$145.00
 Over 600 Volts - Add \$40.00 per category

FINISH INSPECTION
 1-25 outlets \$40.00
 for ea. Additional 10 outlets or fraction thereof \$15.00

**PRIMARY TRANSFORMERS, VAULTS,
ENCLOSURE, SUB-STATIONS**

Not over 200 K.V.A.\$85.00
 Over 200 to 500 K.V.A.\$115.00
 Over 500 to 1000 K.V.A.\$150.00
 Over 1000 K.V.A. - \$185.00 Minimum plus consultation fee.
 NOTE: Above applies to each bank of transformers

EQUIPMENT & APPLIANCES
 Outlet for single unit 15 kw or less \$35.00
 For ea additional outlet 15 kw or less \$15.00

SIGNALING SYSTEMS

For the first 15 devices\$55.00
 For each additional 5 devices\$15.00

**MOTORS, GENERATORS, TRANSFORMERS,
CENTRAL HEATING, DUCT HEATERS, AIR
COND., ELEC. FURNACES, AND WELDERS**

Less than 1/4 H.P. , K.W. , or K.V.A. First Unit\$25.00
 1/4 H.P. , K.W. , or K.V.A. to 3/8 H.P. , K.W. , or K.V.A. each.....\$35.00
 3/8 H.P. , K.W. , or K.V.A. to 5/8 H.P. , K.W. , or K.V.A. each.....\$60.00
 Over 5/8 H.P. , K.W. , or K.V.A. each.....\$70.00

**MODULAR HOMES, MINOR ALTERATIONS &
ADDITIONS**

Service and 1 to 25 outlets\$60.00
 [Single Visit Only]

FEEDERS OR SUB PANELS

Up to 225 Amp.\$20.00
 Over 225 Amp. to 400 Amp.\$25.00
 Over 400 Amp. to 1200 Amp.\$35.00
 Over 1200 Amp.\$85.00

MOBILE HOMES

Service Including Feeder or Receptacle [Service Visit Only]\$60.00
 Service Additional Meter\$20.00

State Inspection of Swimming Pools – Apply for Fee

Special Service and/or conditions not provided for in this schedule apply for fee.
 Minimum Charge is \$45.00

This fee schedule supersedes all others and is effective 1-1-08

Commonwealth Code Inspection Service, Inc.

1102 Sheller Avenue, Suite B
Chambersburg, PA 17201

717-262-0081
717-263-3546 Fax

February 2, 2007

Commercial Inspection Fees

The fee schedule for inspections is based upon the latest building valuation data report of square foot construction costs published in the International Code Council, with a regional modifier applied. Actual cost submitted to, and accepted by, the Municipality may also be used (subject to verification).

This fee schedule also applies to the use of "Non Municipal Inspectors" on the job. That charge is calculated as follows: The use of "Non Municipal Inspectors" is limited strictly to the inspection process. The Building Code Official will continue to administer and enforce the provisions of the Uniform Construction Code. This Administration and Enforcement will include the Plan Review, Issuance of All required Permits and upon successful completion; the issuance of the Certificate of Occupancy.

- ❖ *The use of "Non Municipal Inspectors" must be indicated at time of permit Application.*
- ❖ *Administration and Enforcement for commercial projects will be based on 25% of the Total Fee Calculated in accordance with the schedule listed below. Plan review will be provided by Commonwealth code Inspection Service and will remain at 100% of the published fee.*
- ❖ *All Fees are payable in advance. Applicant will be responsible directly to the "Non Municipal Inspector" for payment of all associated charges for inspections they may perform.*
- ❖ *If special investigations or additional enforcement actions are necessary resulting from the use of "Non Municipal Inspectors" there will be a charge of \$45.00 per visit payable before Occupancy is granted.*
- ❖ *All Non Municipal inspections must be reported on a form approved by the Building Code Official within 24 hours of completion of the inspection (pass or fail).*
- ❖ *Applicant is responsible to obtain all necessary inspections.*
- ❖ *The results of all "Special Inspections", all Certifications and Verifications shall be submitted directly to Commonwealth Code Inspection for acceptance.*
- ❖ *All rules and procedure published in "Non Municipal Outside Inspection Procedure" must be strictly adhered to in order to gain approval and occupancy from the Building Code Official.*

Large projects that require long term multiple inspections (progressive inspections) are calculated as follows:

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

$$\begin{array}{r} \text{Total construction cost X .2\% = insurance cost} \\ + \quad \text{Estimated length of project in weeks X \$50. = labor \& \text{ travel cost}} \\ \hline = \quad \text{Total} \end{array}$$

Example for a 1.2 million dollar project; 1 year start to finish.

$$\begin{array}{r} 1,200,000.00 \text{ X } .2\% \quad = \$2400.00 \\ \underline{52 \text{ weeks X } \$50.00} \quad = \$2600.00 \\ \text{Total} \quad = \$5000.00 \end{array}$$

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

$$\begin{array}{r}
 \$4000.00 + [(Total\ construction\ cost - \$2,000,000) \times .09\%] = insurance\ cost \\
 + \quad \underline{Estimated\ length\ of\ project\ in\ weeks \times \$45. = labor\ \&\ travel\ cost} \\
 = \quad Total
 \end{array}$$

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

$$\begin{array}{r}
 \$7600.00 + [(Total\ construction\ cost - \$6,000,000) \times .08\%] = insurance\ cost \\
 + \quad \underline{Estimated\ length\ of\ project\ in\ weeks \times \$40. = labor\ \&\ travel\ cost} \\
 = \quad Total
 \end{array}$$

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

$$\begin{array}{r}
 \$10800.00 + [(Total\ construction\ cost - \$10,000,000) \times .075\%] = insurance\ cost \\
 + \quad \underline{Estimated\ length\ of\ project\ in\ weeks \times \$40. = labor\ \&\ travel\ cost} \\
 = \quad Total
 \end{array}$$

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

$$\begin{array}{r}
 \$25800.00 + [(Total\ construction\ cost - \$30,000,000) \times .07\%] = insurance\ cost \\
 + \quad \underline{Estimated\ length\ of\ project\ in\ weeks \times \$40. = labor\ \&\ travel\ cost} \\
 = \quad Total
 \end{array}$$

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

$$\begin{array}{r} \$39800.00 + [(Total\ construction\ cost - \$50,000,000) \times .065\%] = insurance\ cost \\ + \quad \underline{Estimated\ length\ of\ project\ in\ weeks \times \$40. = labor\ \&\ travel\ cost} \\ = \quad Total \end{array}$$

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

$$\begin{array}{r} \$72300.00 + [(Total\ construction\ cost - \$100,000,000) \times .06\%] = insurance\ cost \\ + \quad \underline{Estimated\ length\ of\ project\ in\ weeks \times \$40. = labor\ \&\ travel\ cost} \\ = \quad Total \end{array}$$

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

$$\begin{array}{r} \$132000.00 + [(Total\ construction\ cost - \$200,000,000) \times .055\%] = insurance\ cost \\ + \quad \underline{Estimated\ length\ of\ project\ in\ weeks \times \$40. = labor\ \&\ travel\ cost} \\ = \quad Total \end{array}$$

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

$$\begin{array}{r} \$214500.00 + [(Total\ construction\ cost - \$350,000,000) \times .05\%] = insurance\ cost \\ + \quad \underline{Estimated\ length\ of\ project\ in\ weeks \times \$40. = labor\ \&\ travel\ cost} \\ = \quad Total \end{array}$$

The inspection fees for Mechanical, Plumbing, Electrical, and Fire Protection are computed at 25 percent of the Building Inspection fee for each discipline.

* Pricing schedules assume that the project will not cause an increase in our insurance costs.

Plan reviews

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

General residential (R-3 & R-4) housing and additions - \$30. per hour (2 hour minimum)

Small alterations (residential decks, fences, porches, sheds etc...)- \$15. minimum

We will perform commercial plan reviews as time and circumstances allow. Our Commercial Plan review fees are calculated according to the *B.O.C.A. PLAN REVIEW FEE SCHEDULE* as follows:

Estimated Construction Value \$ 0. to \$ 1,250,000. = Construction value X .002
(\$150 Minimum)

Estimated Construction Value \$ 1,125,000. 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.)

(Gross Area X Gross Area Modifier X Type of Construction Factor indicated in the November/December 1997 BOCA Magazine = Estimated Construction Value)

(Gross area modifier of 67 as example, actually based on the average building cost per square foot in the geographic area.)

Plan review for mechanical, plumbing, electrical 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

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	Compute estimated construction value	
	Type of construction factor	1.02
	Gross area modifier	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 BOCA plan review fee	\$3,981.25

* This formula does not reflect changes that BOCA 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 BOCA 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.