

CHANGES WERE ADOPTED 9/8/08 MEETING
FEES INCREASE RESOLUTION #705-22 & 706-22

RESOLUTION # 629-08

Occupancy Permits

\$25.00 Residential
\$100.00 Commercial
\$75.00 Residential Inspection w/transfers

Demolition Permit

\$150.00 Residential
\$300.00 Commercial

Building Permits

Alterations:

Residential \$30.00 First Thousand+\$6/\$1,000.00
Commercial \$60.00 First Thousand +\$10/\$1,000.00
State permit fee \$4.50

New Construction

\$.20/SF

Plus review and inspection fees

Sewer Tap in Fee:

\$300.00

Peddling Permit:

Per Day \$ 15.00
Per Week \$ 30.00
Per Month \$ 100.00
Per Year \$ 250.00

Fence Permit:

\$10.00

Pool Permit:

\$15.00

Street Opening:

\$75.00 up to 10 feet
\$20.00 10-to every 100 feet

Curb Cut Fees:

Residential-\$10.00/0-13 feet--\$15.00/13-20 feet
Commercial-\$20.00/0-20 feet--\$35.00/20-35 feet--\$50.0 /over

No Lien Letters:

\$30.00 per Lot & Block

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EXHIBIT A

**PLANS EXAMINERS, INC.
INDEPENDENT PLAN REVIEW FEES ONLY FOR
TOWNSHIP & MUNICIPALITY BUILDING PERMITS
INSPECTIONS ARE NOT INCLUDED**

FEE SCHEDULE EFFECTIVE FEBRUARY 2023 THROUGH DECEMBER 2023

RESIDENTIAL NEW CONSTRUCTION	\$381
RESIDENTIAL ADDITIONS	\$272
COMMERCIAL NEW CONSTRUCTION (up to 10,000 sq. ft.)	\$0.19/sq. ft
(over 10,000 sq. ft.)	\$0.17/sq. ft
(over 50,000 sq. ft.)	\$0.12/sq. ft
(over 100,000 sq. ft.)	\$0.10/sq. ft
COMMERCIAL CHANGE OF USE (Same as new construction rates above)	
MINIMUM COMMERCIAL PLAN REVIEW	\$545
INTERIOR RENOVATIONS/REMODEL	
(existing buildings up to 50,000 sq. ft.)	\$0.17/sq. ft
(existing buildings over 50,000 sq. ft.)	\$0.10/sq. ft
(Does not include change of use)	
NON-AREA COMMERCIAL COMMUNICATION TOWER, ETC.	\$315
TEMPORARY CONSTRUCTION TRAILER	\$315
FREE STANDING POLE SIGN	\$315
FIRE ALARM & SPRINKLER CONTRACTOR REGISTRATION:	\$125.00 (Plans Examiners, Inc.)
	\$ 25.00 (Robinson Township Only)

NOTE: Review fees include initial plan review and one re-review assuming no change in scope on re-submittal. Third or more reviews will be charged up to 50% of initial review fees.



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2023

TOWNSHIP & MUNICIPALITY RESIDENTIAL FEE SCHEDULE

The following fees are in addition to any existing Township/Municipality permit fees, which the Township/Municipality shall continue to retain for permit processing and record keeping.

NEW HOMES: **\$812 includes (6) building inspections**
\$251 (3) Electrical Inspections: Service, Rough, and Final
\$170 (2) Mechanical Inspections: Rough and Final
\$85 ea. Any additional inspection

ADDITIONS: **\$565 includes (4) building inspections**
\$170 (2) Mechanical Inspections: Rough and Final
\$170 (2) Electrical Inspections: Rough and Final
\$85 ea. Any additional inspection

THE ABOVE FEE SCHEDULE INCLUDES THE FOLLOWING BUILDING INSPECTIONS:

- FOOTING INSPECTION
- FOUNDATION INSPECTION
- FRAMING INSPECTION
- WALLBOARD INSPECTION
- ENERGY INSPECTION
- FINAL INSPECTION

IN GROUND POOLS:	\$620 (1) Building (2) Electrical Inspections Included
DECKS/PATIOS/PORCH/ROOF:	\$502 (4) Building Inspections Included
DECKS/PATIOS/PORCH WITH ROOF:	\$670 (6) Building Inspections Included
ABOVE GROUND POOLS:	\$335 (2) Building Inspections Included
SPAS:	\$335 (2) Building Inspections Included
TENTS:	\$251 (1) Building Inspection Included
DEMOLITION; RE-ROOFING:	\$251 (1) Building Inspection Included
SMALL RESIDENTIAL <u>PROJECTS</u>:	\$190 +\$85 for ANY INSPECTION
SOLAR PANELS:	\$335 (1) Building (1) Electrical Inspections Included
GENERATORS:	\$251 (1) Building Inspection Included

ADDITIONAL INSPECTIONS OF ANY DISCIPLINE OR ANY REINSPECTION: \$85 PER INSPECTION

COMMERCIAL PRE-OCCUPANCY INSPECTION FEE: \$148.00

THE FOLLOWING INSPECTIONS ARE NOT INCLUDED IN THE ABOVE FEE SCHEDULE AND WILL BE PERFORMED BY PLANS-EXAMINERS, INC. FOR A FEE OF **\$85.00/TRIP** OR A THIRD-PARTY AGENCY DESIGNATED BY TOWNSHIP/MUNICIPALITY. **ALL PLUMBING INSPECTIONS AND PERMITTING ARE CONDUCTED BY THE ALLEGHENY COUNTY HEALTH DEPARTMENT (PLUMBING DIVISION) AND IF APPLICABLE TO YOUR PROJECT, MUST BE COMPLETED BEFORE FINAL INSPECTION CAN BE APPROVED.**

- MECHANICAL ROUGH-IN
- MECHANICAL FINAL
- ELECTRICAL ROUGH-IN
- ELECTRICAL FINAL

1000 Church Hill Rd Ste 210 * Pittsburgh, PA 15205
P: 412-787-1510 * F: 412-489-5957



2023 TOWNSHIP/MUNICIPALITY COMMERCIAL COMBINED PLAN REVIEW & INSPECTION FEES

The following fees are in addition to any existing Township/Municipality fees which the Township/Municipality will continue to retain for permit processing and record keeping.

New Construction, Alterations, and Change of Use Group (Combined Construction Document Review & Inspection Fees)

Use Group I

- B (*Business*) at 15,000 square feet or less = **\$1.109** per sq. ft.
Data Centers, Telecommunications, Computer Rooms and Facilities add \$.564 sq. ft.
- E (*Educational*) at 15,000 square feet or less = **\$1.028** per sq. ft.
- M (*Mercantile*) at 15,000 square feet or less = **\$1.056** per sq. ft.
- R1 (*Hotel*), R2 (*Multiple Family*) at 15,000 square feet or less = **\$1.013** per sq. ft.
- R4 (*Per Dwelling unit*) **\$545** (Includes (2) Building Inspections Rough & Final)

- Greater than 15,000, up to 25,000 square feet = **\$14,815 + .986** per sq. ft. for the building area over 15,000 sq. ft.
- Greater than 25,000 sq. ft up to 50,000 sq. ft = **\$24,715 + .711** per sq. ft for the building area over 25,000 sq. ft.
- Greater than 50,000 up to 100,000= **\$42,490 + .524** per sq. ft. for the building area over 50,000 sq. ft.
- Equal to or greater than 100,000 sq. ft = **\$68,741 + .434** per sq. ft over 100,000.

Minimum fee \$ 545.00

Use Group II

- A (*Assembly*) at 10,000 square feet or less = **\$1.122** per sq. ft.
- I (*Institutional*) at 10,000 square feet or less = **\$0.920** per sq. ft.
- H (*High Hazard*) at 10,000 square feet or less = **\$1.354** per sq. ft.
- Greater than 10,000 square feet = **\$10,975** plus **\$0.891** per sq. ft. for the building area over 10,000 sq. ft.

Minimum fee \$ 545.00



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Use Group III

- F (*Factory*) at 20,000 square feet or less = **\$0.825** per sq. ft.
- S (*Storage*) at 20,000 square feet or less = **\$0.663** per sq. ft.

- U (*Miscellaneous*) at 20,000 square feet or less = **\$0.638** per sq. ft.
- Greater than 20,000 square feet = **\$12,092** plus **\$0.579** per sq. ft. for the building area over 20,000 sq. ft.

Minimum fee \$ 545.00

Shell Only Review is 50% of overall Use Group Fee Above. (*New Construction*)

Plain Box Tenant Space Review is 65% of overall Use Group Fee Above, and includes: lighting, heating, sprinklers.

Tenant Fit Outs of shell and core projects shall be charged at 35% or 50% of overall Use Group Fee above, based on plain box fit out or shell only, plus an additional **\$0.168** a square foot. **Tenant Fit Outs** are charged as listed plus **\$652.00**.

Deferred Submittal (*Fire Alarm, Sprinkler, Cooking Hood, Special Suppression Systems - All Use Groups*)

- Plan review and (1) inspection for fire alarm or sprinkler for buildings under 10,000 sq./ft.: **\$331.00**.
- Buildings over 10,000 sq./ft. are **\$.042 sq./ft.** for fire alarm or sprinkler. Includes (2) inspections.
- Special suppression systems, per unit, room, or system device: **\$261.00**
- Commercial Cooking Hoods, mechanical shop drawing review and (2) inspections. Each hood: **\$545.00**

Fire Code Inspection (*Township/Municipality Fire Service Fees for buildings or structures damaged as a result of fire and for the witnessing of fire and sprinkler annual systems testing.*)

- Weekday Daytime hours: **\$75/hr.** (2.0 hr. min)
- Weekday Off hours: **\$90/hr.** (2.5 hr. min)
- Weekend hours: **\$105/hr.** (3.0 hr. min)

MINIMUM COMMERCIAL INSPECTION FEE:	\$148.00
ANNUAL FIRE INSPECTION FEE (<i>up to 5000 sq. ft.</i>):	\$ 75.00
ANNUAL FIRE INSPECTION FEE (<i>5000 to 10,000 sq. ft.</i>):	\$150.00
ANNUAL FIRE INSPECTION FEE (<i>over 10,000 sq. ft.</i>):	\$250.00
EMERGENCY COMMERCIAL ELECTRICAL INSPECTION:	\$395.00
EMERGENCY RESIDENTIAL ELECTRICAL INSPECTION:	\$170.00
EMERGENCY COMMERCIAL MECHANICAL INSPECTION:	\$395.00
EMERGENCY RESIDENTIAL MECHANICAL INSPECTION:	\$170.00

LOW VOLTAGE: Plan review and (1) inspection for buildings under 20,000 sq./ft.: **\$332.00**.
Buildings over 20,000 sq./ft. are **\$.02 sq./ft.**; includes (2) inspections.



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COMMERCIAL ROOF: Plan review and (1) inspection for buildings under 15,000 sq./ft.: **\$335**. Buildings over 15,000 sq./ft. are **\$.03** sq./ft.; includes (2) inspections. Over 25,000 sq./ft. **\$.03** sq./ft. includes multiple inspections.

Miscellaneous Systems and Equipment (*Township/Municipality review and inspection fees for buildings or structures where individual units of equipment, systems, or components are replaced or modified, and are not part of an overall alteration to a space.*)

Miscellaneous Systems shall be calculated using one of the following methods:
(*whichever is greater at Plans Examiners, Inc. discretion*)

- a) **Hourly Billing** (*when not defined in "b" or "c" below*) Daytime hours are 7:30 am to 4:30 pm Mon-Fri
- | | | |
|------------------------|------------------|---------------|
| Weekday daytime hours: | \$75/hr. | (2.0 hr. min) |
| Weekday off hours: | \$90/hr. | (2.5 hr. min) |
| Weekend hours: | \$105/hr. | (3.0 hr. min) |

- b) **Square footage costs as a portion of the fees listed in item #1 above. Review and inspection fees (by trade) for repairs and replacement of systems:**

General	57% of Plan Review fee. (<i>Includes: Accessibility and Energy</i>)
Mechanical	15% of Plan Review fee.
Electrical	28% of Plan Review fee.

- c) **Per component or devices Installed for HVAC, Piping, or Electrical systems.**

***Fees are per subcode (M, E, P) each unit cost is a separate fee for rough and final inspection, minimum \$165.00 per sub code.*

All Use Groups, except Group I (Institutional), which is 1.25% of fees listed below:

Services, Meters, Electrical Devices (Devices, outlets, fixtures, and motors to 1 HP)

- 1 to 15 devices **\$30**
- 15 to 100 devices **\$60**
- Each additional 200 devices add **\$55**

Special Systems, (Smoke removal, signal system, pumping stations)

- 1 to 20 devices **\$35**
- 21 to 100 devices **\$60**
- Each additional 100 devices add **\$48**

Electrical Services

- 100 AMP or less **\$35**
- 200 AMP or less **\$46**
- 400 AMP or less **\$58**
- 800 AMP or less **\$76**
- Over 800 AMP **\$141**



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HVAC Equipment VAV and units under 1 HP: Each \$28.50

Transformers, Capacitors, Motors, Generators, HVAC Equipment Over 1 HP or KVA

- Disconnect ratings
- Based on Electric up to 100 AMP \$32
- Over 100 up to 200 AMP \$46
- Over 200 up to 400 AMP or less \$58
- Over 400 up to 800 AMP or less \$76
- Over 800 AMP \$160

Sub-Panels or Feeders (*Electrical Systems only*)

- Up to 100 AMP \$26
- Over 100 up to 200 AMP \$32

Sub-Panels or Feeders cont. (*Electrical Systems only*)

- Over 200 up to 400 AMP or Less \$56
- Over 400 up to 800 AMP or less \$58
- Over 800 AMP \$78

Building Mounted Signs

- 100 AMP or less \$14
- 200 AMP or less \$17
- 400 AMP or less \$26
- 800 AMP or less \$43
- Over 800 AMP \$70
- Remote Signs and Kiosk add \$40

Power Outlets Over 30 AMPS

- Up to 5 to 10 outlets \$50
- Over 10 outlets \$8 each.

Swimming Pools

- Grounding certification (*pass or fail*) \$353.00 each – Commercial Pools



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EXHIBIT B

Fee Payment Schedule:

The plans review and field inspection fees shall be paid to PEI directly by Owner, his professionals, or the Owner's agent, and shall be **paid in full** prior to issuance of permit for all fees.

Cancellation Policy & Fees (*Inspection Penalty*)

Inspections not canceled by 4:00 pm on the day prior to the scheduled inspection and work not corrected from previously failed inspections, upon failed re-inspection of the same item or system, shall be subject to a cancellation fee of **\$85.00 (Residential)/\$148 (Commercial) per incident.**

