

Somerset Office: 510 Georgian Place, Somerset, PA 15501 Phone: 814 444-6112

Adams Office: 1895B York Road, Gettysburg, PA 17325 Phone: 717 321-9046

Email: pmca@pacodealliance.com Website: https://pacodealliance.com/

2025 PMCA Residential Fee Schedule

Including but not limited to:

Single Family Homes, Swimming Pools, Decks, Small Projects, Day Care, C.O., & Foster Home Inspection Prices

Residential (New Home or individual inspection Residential inspection prices per trip are for dwellin		uare feet will be charged an additional ten dollars
per 100 square feet, which will be added to the total		-
Footings		\$70
Under slab inspection		\$80) & Rough in (\$75)\$155
Foundations_		\$60
Framing Plumbing Rough in	\$55 VVAIIDUALU	\$60 \$75
Mechanical Rough in		Ψ10
	nspection fees: \$665 w/o Spr	inkler or Under slab
 Final must be ready within 1 year or an 		
		the complexity or execution of the work being done.
Application Fees :	#50.6 D : 1 1: 1/#0	0.6
Application Fee Plan Boxissy Fee and how for residential	\$50 for Residential / \$8 al: \$50 (one-hour minimun	0 for Commercial
 Plan Review Fee per hour for residentia Temporary and Provisional Certificates 	of Use and Occupancy \$125	i per plan review)
Extension / Withdrawal	\$50 for Residential / \$8	0 for Commercial (additional fees may apply)
 Commercial fees appear elsewhere. 	φου τον πουταστικάν γ φο	o for commercial (additional foco may apply)
Residential Small-scale projects will be priced	depending on the complexity of the project. So	ome examples are:
Mobile Homes on Piers (3 trips only)	\$215 (footer, electric service, final))
Decks	\$195 (footer, framing, final - \$65. ea.)	
 Fences and retaining walls (2 trips) 	\$135	
Sheds (1 trip)	\$75 (small prefabricated utility stru \$75 Commercial \$150	cture under 500 sq. ft.)
Residential Demolition (1 trip)Swimming Pools	\$75 Commercial \$150	minimum (only if all the structure is demolished)
Above Ground (with bonding	g requires two trips) \$135 Above Grou	nd (rubber siding) \$75
In Ground (footer, bonding,	underground plumbing, final)\$	255
Miscellaneous Project Inspection Fees:		
 Daycares (up to 6 kids) 	\$85 (1st trip), \$80 (each return trip)	
 Daycares (over 6 kids up to 24 total) 	\$140 (1st trip), \$80 (each return trip	o)
 Foster Homes 	\$140 (1st trip), \$80 (each return tri	p)
Change of Occupancies		
	\$170 Over 8000 sq. ft.	
Residential Electrical Service Upgrade Not Over 200 Amp\$85		
Not Over 200 Amp\$85	Over 200 Amp - 400 Amp \$95 T	ransfer Switch\$25 per
Over 400 Amp Commercial I	Fee Schedule Applies - All commercial fees appea	r elsewhere
	e inspections or field corrections \$	75 minimum
 Duplicate Permit and Occupancy Certification 		
	ed by the municipality are invoiced to the municipa	
 Investigation/Stop Work Order/Notice o 	f Violation, etc. \$75 per F	Postage (per/Certified/1st Class) \$25
Activities of the Chief Code Official will	be invoiced at the rate of \$125 per ho	ur -
 Administrative Support will be invoiced Copies – Black & White Standa 	at the rate of \$50 per hou ard .30/sheet Legal .55/sheet	
•	ard .60/sheet Legal .85/sheet	Ledger .85/sheet Ledger \$1.10/sheet
	g and larger documents will be billed for time and i	
	e priced on the commercial, supplemental, or speci	
	may include items such as copies, constable fees	
	ints over 30 days (partial payments apply to oldest	
Return check charge \$50	and the second s	- 7
Please be advised ALL fees set above	e and on all the fee schedules are for i	nspections only and do not include:
Plan Review Fee	State (DCED) Fee	Added Fee(s) due to failed
Possible Municipal Fee	Application Fee	inspections
- F	11	•



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2025 PMCA Supplemental Fee Schedule

Residential

Additional inspection fees may be assessed at not less than \$55 per visit as required due to the complexity or execution of the work being
done. Complex inspections and multiple trips are charged accordingly.

	Electrical Service Upgrade					
	Not Over 200 Amp	\$85 Over 200) Amp - 400 Amp	\$95	Transfer Switch	\$25 per
	 Over 400 Amp Commercial Fee Sch 	edule Applies - All cor	nmercial fees app	pear elsewhere		' -
•	Decks or Porches	\$1	95 (footer, framin	g, final - \$65. ea.)		
	 Under 30" but attached to structure Fences and retaining walls (2 trips) 	\$195	Deck or Porch	with Roof	\$195 (foo	oter, framing, final)
	Fences and retaining walls (2 trips)		\$135 (fences o	over 6 feet high &	retaining walls over 4	feet high)
•	Sheds (1 trip)		\$75 (small pref	fabricated utility st	tructure under 500 sc	ı. ft.)
•	Residential Demolition (1 trip)		\$75 minimum -	- Commercial Demo	lition \$150 minimum	
•	Swimming Pools					
	 Above Ground (with bonding re 				er siding) \$75	
	 In Ground (footer, bonding, und 					
•	Residential Re-Roof	\$160 (w	ith structural repa	airs, framing & fina	al)	
•	Outside Wood Stoves (2 trips maximum)_		cludes siting, und	derground piping,	& final)	
Comm	ercial Projects (Small Projects not oth	erwise defined)				
•	Cell Tower	See Commercial Fe	e Schedule			
	 Antenna Colocation 	1 antenna / \$210 2	? to 5 antenna / \$4	420 6 to 10 ante	nna / \$840 11 to 15	antenna / \$1,260
•	Change Door(s) if structural change	\$150 (could vary de	pending on how i	many are change	d)	
•	Change Windows(s) if structural change_	\$150 (could vary de	pending on how i	many are change	d)	
•	Demolition	\$150 minimum (only	/ if ALL of structu	re is being demol	ished)	
Fees b	elow may be specific to local ordinand					
•	Sewer Laterals		\$75 first trip / \$	655 per trip therea	fter	
•	Zoning Field Inspections		\$50 per hour o	r as contracted		
•	Explosive/Blasting (per site) – with fees ac	ded for Application, P	lan Review, Adm	in fees, etc.		
	Up to 5 Inspections		\$375 Add	l for each addition	ial inspection beyond	5 \$75
•	Explosive/ Blasting Magazine Placement		0075			- 475
_	Up to 5 Inspections		\$3/5 Add	i for each addition	iai inspection beyond	5\$/5
:	Fireworks Sales Tent Inspection		\$ 100 (plus app	nication, plan revi	ew, admin fees, etc.)	
•	Fireworks Display/Discharge o Inspection Fee: Weekday: \$20	M (Rusiness Hours Of	Application Fe	:E. 700 other / \$300 per ir	riali Review. \$100	
	Welding and Cutting Permit – Commercia			otilei / \$300 pei ii	ispection location	
	· ·	i job sites	Φ100			
	laneous Project Inspection Fees:	₽0E /1et #	rin) COO (aaah ra	strom trim		
•	Daycares (up to 6 kids)	0 (1°ι) 1°ι) Cδφ	rip), \$80 (each re	eturn trip)		
	Daycares (over 6 kids up to 24 total) Foster Homes	۳۱) ۱۹۵ م	trin), \$60 (each r	return trip)		
	Change of Occupancies	φ140 (1°	tiip), you (eacii i	etuiri trip)		
_	Under 8000 sq. ft.		\$170	Over 8000) sq. ft.	\$200
■ D/	eturn Trips due to failed or incomplete inspect				7 54. 16	ΨΖΟΟ
■ D:	plicate Permit and Occupancy Certificate Iss	ions of field correction	ა	illillillilli		
	eld investigations & complaints initiated by the			inality directly at 9	S50 per hour (or as co	ontracted)
	vestigation/Stop Work Order/Notice of Violation					
					per/certified/ 13t Clas	δ)ΨΖΟ
- AC	tivities of the Chief Code Official will be invoid	ted at the rate of	کا فی معرف	o per nour		
	Iministrative Support will be invoiced at the ra	te or	\$3U	per nour	1 05/	
•	Copies – Black & White Standard Color Standard	1.3U/Sheet	Legal .55/shee	t t	Ledger .85/sheet	
					Ledger \$1.10/sheet	
		and larger documents				
•	Items not described above or otherwise pr					ed at the standard
_	rate per hour plus expenses. Expenses m					

Late fee of 1.5% assessed on all accounts over 30 days (partial payments apply to oldest invoice first)

Return check charge \$50

Inspection time for all permits is for 1 site visit for a total accumulated time of 1 hour, unless otherwise noted. Each subsequent hour required shall be at the rate of Fifty dollars (\$50.00) per hour of the inspector's time on site and subsequent report. This amount shall be paid in full prior to issuance of the Certificate of Occupancy.

Please be advised ALL fees set above and on all the fee schedules are for inspections only and do not include:

Plan Review Fee

State (DCED) Fee

Added Fee(s) due to failed

Possible Municipal Fee

Application Fee

inspections



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► 2025 - COMMERCIAL FEE SCHEDULE ◀

Our standard fee schedule for inspections is derived from the latest building valuation data report of square foot construction costs published by the International Code Council, with a regional modifier applied. Actual cost submitted to, and accepted by, the Building Code Official may also be used. There is an \$80 Application/Processing charge applied to all projects submitted on this fee schedule.

Refer to the PMCA Supplemental Fee Schedule as needed.

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

1.) Standard Building Inspection Fee Schedule:

A.) 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 \$55. = labor & travel cost
- + 0.25 per additional trades, (i.e. mechanical, electric, plumbing)
- Total **OR** no less than \$100 per Inspection based on scope and complexity of the project.

B.) 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 \$55. = labor & travel cost
- + 0.25 per additional trades, (i.e. mechanical, electric, plumbing)
- = Total **OR** no less than \$100 per Inspection based on scope and complexity of the project.

C.) 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 \$55. = labor & travel cost
- + 0.25 per additional trades, (i.e. mechanical, electric, plumbing)
- = Total

D.) 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 \$50. = labor & travel cost
- + 0.25 per additional trades, (i.e. mechanical, electric, plumbing)
- = Total

E.) 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 \$50. = labor & travel cost
- + 0.25 per additional trades, (i.e. mechanical, electric, plumbing)
- = Total

F.) 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 \$50. = labor & travel cost
- + 0.25 per additional trades, (i.e. mechanical, electric, plumbing)
- = Total

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

\$39800.00 + [(Total construction cost - \$50,000,000) X .00065] = insurance cost

- + Estimated length of project in weeks X \$50. = labor & travel cost
- + 0.25 per additional trades, (i.e. mechanical, electric, plumbing)
- = Total

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

\$72300.00 + [(Total construction cost - \$100,000,000) X .0006] = insurance cost

- + Estimated length of project in weeks X \$50. = labor & travel cost
- + 0.25 per additional trades, (i.e. mechanical, electric, plumbing)
- = Total

Building Inspection Fee, cont.:

- I.) Projects with a total construction cost of >\$200,000,000.00 to \$350,000,000.00*
 - \$132000.00 + [(Total construction cost \$200,000,000) X .00055] = insurance cost
 - + Estimated length of project in weeks X \$50. = labor & travel cost
 - + 0.25 per additional trades, (i.e. mechanical, electric, plumbing)
 - = Total
- J.) Projects with a total construction cost of >\$350,000,000.00 to \$500,000,000.00*
 - \$214500.00 + [(Total construction cost \$350,000,000) X .0005] = insurance cost
 - + Estimated length of project in weeks X \$50. = labor & travel cost
 - + 0.25 per additional trades, (i.e. mechanical, electric, plumbing)
 - = Total
- ▶ Please contact PMCA should you have specific questions relating to this Fee Schedule or should you require assistance in calculating the overall permit cost. ◀

2.) Standard Trades Inspection Fee:

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.

- * 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
 - ► An \$80 Application/Processing fee is applied for projects on this fee schedule. <

▶ Plan Reviews – Commercial - Plan Reviews <</p>

Our Commercial Plan review fees are calculated according to the Standard Building Valuation Data (as periodically published by the ICC) or actual cost of construction as follows:

1.) Standard Commercial Building Plan Review Fee:

- A.) Estimated Construction Value \$ 0. to \$ 1,250,000. = Construction value X .0015 (\$175 Minimum)
- B.) Estimated Construction Value \$ 1,250,000. to \$ 5,000,000. = \$1,875. + (.0005 X construction value over \$1,250,000.)
- C.) Estimated Construction Value over \$5,000,000. = \$3,750. + (.0004 X construction value over \$5,000,000.)
- ► Please contact PMCA should you have specific questions relating to this Fee Schedule or should you require assistance in calculating the overall permit cost. ◀

2.) Standard Trades Plan Review Fee:

Plan review for mechanical, plumbing, electrical, energy, accessibility and fire protection is computed at 25% of the building plan review fee for each discipline. (\$175 minimum) unless otherwise determined.

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 reviews only covering the requirements of mechanical, plumbing and other disciplines are available, each for a fee of 25% of the applicable building code review fee. Plan reviews for electrical code compliance shall be provided at a fee of 35% of the applicable building code review fee, excluding reviews for any use included in the Institutional or "I" Use Group classification. Reviews done for the excluded use classification shall be based upon the degree of complexity

We offer preliminary plan review services for a fee of 50% of the full plan review fee cost. Preliminary plan reviews typically address such code requirements as: use and occupancy classification, type of construction, height and area calculations, means of egress, fire restrictive construction requirements and so forth.

Any preliminary plan review fee payment will be credited towards the final cost of a complete plan review process.

► An \$80 Application/Processing fee is applied for projects on this fee schedule. ◀



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▶ 2025 PMCA ELECTRICAL FEE SCHEDULE ◀

ROUGH WIRING INSPECTION	SERVICE – METERING EQUIPMENT UP TO 600 VOLTS	S
All switches, lighting, & receptacles to be counted as outlets	Not Over 200 Amp\$85	5
1-25 outlets\$50	Over 200 Amp - 400 Amp\$95	5
Each additional 10 outlets or fraction thereof \$20	Over 400 Amp to 800 Amp \$12	25
	Over 800 Amp to 1000 Amp \$18	30
	Over 1000 Amp including one control center \$28	30
FINISH INSPECTION	Each Additional Control Center \$15	50
All switches, lighting, & receptacles to be counted as outlets	Over 600 Volts - Add \$50 per category	
1-25 outlets \$50 Each additional 10 outlets or fraction thereof \$20		
Each additional to oditets of fraction thereof	DDIMADY TRANSFORMEDS VALUES ENCLOSURE	
	PRIMARY TRANSFORMERS, VAULTS, ENCLOSURE, SUB-STATIONS	
EQUIPMENT & APPLIANCES		-
Outlet for single unit 15 kW or less \$40	Not over 200 kVA \$95))=
For each additional outlet 15 kW or less \$20	Over 200 to 500 kVA \$12	
Mini Split / HVAC \$40 per, minimum \$75	Over 500 to 1000 kVA \$17 Over 1000 kVA (minimum plus consultation fee) \$19	ה ה
	NOTE: Above applies to each bank of transformers	າວ
	NOTE. Above applies to each bank of transformers	
MOTORS, GENERATORS, TRANSFORMERS, CENTRAL	GENERATOR TRANSFER SWITCH (per) \$25	5
HEATING, DUCT HEATERS, AIR COND., ELEC.	This is in addition to the Electric Service	,
FURNACES, AND WELDERS	This is in addition to the Electric cervice	
Less than 1\4 HP, kW, <u>or</u> kVA first unit\$35	SIGNALING SYSTEMS	
1\4 HP, kW, <u>or</u> kVA to 30 HP, kW, <u>or</u> kVA each\$40	For the first 15 devices \$65	5
30 HP, kW, or kVA to 50 HP, kW, or kVA each \$65	For each additional 5 devices \$20	
Over 50 HP, kW, or kVA each \$75		
970 00 111 , KVV, <u>97</u> KVV 00011		
	MODULAR HOMES, MINOR ALTERATIONS &	
FEEDERS, SUB PANELS, SWITCHES, DISCONNECTS	ADDITIONS	_
Up to 225 Amp\$25	Service and 1 to 25 outlets (single visit only)\$85)
Over 225 Amp. to 400 Amp\$30		
Over 400 Amp. to 1200 Amp\$50	MOBILE HOMES	
Over 1200 Amp. \$115	Service Including Feeder or Receptacle	
	Electric Service Only \$85	5
DUDUIC DOOLS AND SDAS	Service Additional Meter \$30	,)
PUBLIC POOLS AND SPAS State required legestion (Dept. of Health) Apply for	ocivioc / taditional Motor	,
State required Inspection (Dept. of Health) – Apply for		
pricing		
Special Service and/or conditions not provided for in this sch	andula anniv for foe \$65 (Minimum Chargo)	
opecial service and/or conditions not provided for in this scr	pos (willimium charge)	
This fee schedule is e	effective 01-01-2025	

► Electrical and Fire Inspection-Enforcing and Consulting Service ◀

Chambersburg Office: 1013 Wayne Ave. Chambersburg, PA 17201 Phone: 717 496-4996

Bedford Office: 125 S. Richard Street, Suite 102, Bedford, PA 15522 Phone: 814 310-2326

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2025 Hourly Zoning and/or Code Enforcement Fee Schedule

- 1) Ordinance and Inspection responsibilities charged at \$65.00 per hour standard rate.
- 2) Weekends, emergency calls, and evening meetings there is a minimum 3-hour charge.

Code	Enfor	ceme	nt I	Fees
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Court Appearance	_\$75 per hour
Filing Fees	Actual Cost to file
Additional Service not covered in this fee schedule	\$65 per hour unless negotiated
Activities of the Chief Code Official will be invoiced at	\$95 per hour
Administrative Support will be invoiced at	\$65 per hour
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Nuisance Abatements Performed by the Municipality

Abatement Charges	Cost to remove nuisance
Civil Penalty	As per Ordinance
Administrative Charges	\$65 per hour for jobs not otherwise
•	accounted for in this fee schedule

Disabled Vehicle Fees and Penalties

Removal of Venicle	Cost to remove vehicle
Civil Penalty	As Per Ordinance
Administrative Charges	\$65 per hour for jobs not otherwise
	accounted for in this fee schedule

Postage: (per/Certified and1st Class mailing) \$25

- Other fees may be included from time to time by agreement and adoption with the Municipality and PMCA
- 3) PMCA will provide cell phone number and email address to the Municipality at their request. We will respond to inquiries within 24 hours, when possible, 48 hours by contract.
- 4) PMCA can work on an as needed basis, set number of hours per week or month, or set office hours and times. Whatever your needs are, we will try to provide for you.