



► 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 ◀

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.)**

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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.

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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
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 ELECTRICAL FEE SCHEDULE ◀

ROUGH WIRING INSPECTION

All switches, lighting, & receptacles to be counted as outlets
 1-25 outlets \$50
 Each additional 10 outlets or fraction thereof \$20

FINISH INSPECTION

All switches, lighting, & receptacles to be counted as outlets
 1-25 outlets \$50
 Each additional 10 outlets or fraction thereof \$20

EQUIPMENT & APPLIANCES

Outlet for single unit 15 kW or less \$40
 For each additional outlet 15 kW or less \$20
 Mini Split / HVAC \$40 per, minimum \$75

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

Less than 1/4 HP, kW, or kVA first unit \$35
 1/4 HP, kW, or kVA to 30 HP, kW, or kVA each \$40
 30 HP, kW, or kVA to 50 HP, kW, or kVA each \$65
 Over 50 HP, kW, or kVA each \$75

FEEDERS, SUB PANELS, SWITCHES, DISCONNECTS

Up to 225 Amp. \$25
 Over 225 Amp. to 400 Amp. \$30
 Over 400 Amp. to 1200 Amp. \$50
 Over 1200 Amp. \$115

PUBLIC POOLS AND SPAS

State required Inspection (Dept. of Health) – Apply for pricing

Special Service and/or conditions not provided for in this schedule apply for fee \$65 (Minimum Charge)

This fee schedule is effective 01-01-2025

SERVICE – METERING EQUIPMENT UP TO 600 VOLTS

Not Over 200 Amp \$85
 Over 200 Amp - 400 Amp \$95
 Over 400 Amp to 800 Amp \$125
 Over 800 Amp to 1000 Amp \$180
 Over 1000 Amp including one control center \$280
 Each Additional Control Center \$150
 Over 600 Volts - Add \$50 per category

PRIMARY TRANSFORMERS, VAULTS, ENCLOSURE, SUB-STATIONS

Not over 200 kVA \$95
 Over 200 to 500 kVA \$125
 Over 500 to 1000 kVA \$175
 Over 1000 kVA (minimum plus consultation fee) \$195
 NOTE: Above applies to each bank of transformers

GENERATOR TRANSFER SWITCH (per) \$25

- This is in addition to the Electric Service

SIGNALING SYSTEMS

For the first 15 devices \$65
 For each additional 5 devices \$20

MODULAR HOMES, MINOR ALTERATIONS & ADDITIONS

Service and 1 to 25 outlets (single visit only) \$85

MOBILE HOMES

Service Including Feeder or Receptacle
 Electric Service Only \$85
 Service Additional Meter \$30

▶ Electrical and Fire Inspection-Enforcing and Consulting Service ◀

2025 PMCA Electrical Fee Schedule



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Property Maintenance & Regulated Rental Fee Schedule

Systematic, Municipal, or Owner Inspection Fee

Single family dwelling.....	\$75
Duplex / Two-unit apartment.....	\$150
Apartment / Multi-Unit Building.....	\$150 for first 2 units / \$50 for each unit over 2 if within the same Municipal License Number
(Apartment: Building designed and used exclusively as a residence for 3 or more families living independently of each other.)	
Hotel.....	\$150, plus \$20 for each unit over 3
First Re-Inspection: Fee same as above unless determined to be a minor violation by the inspector	
Subsequent Re-Inspection(s):.....	\$100.00 per unit

Commercial and Industrial

Hourly Rate of \$50 an hour to apply. Minimum of 2 hours.

Code Enforcement Fees

Trip charges.....	\$75 each trip per unit
Court Appearance.....	\$75 per hour
Filing Fees.....	Actual Cost to file
Additional Service not covered in this fee schedule.....	\$50 per hour (or as per agreement)
Residential Properties with any Non-Residential Use.....	\$75 per visit
Properties with only Non-Residential Use.....	\$50 Hourly Rate

Nuisance Abatements Performed by the Municipality

Abatement Charges.....	Cost to remove nuisance
Civil Penalty.....	As per Ordinance
Administrative Charges.....	\$50 per hour for jobs not otherwise accounted for in this fee schedule

Disabled Vehicle Fees and Penalties

Removal of Vehicle.....	Cost to remove vehicle
Civil Penalty.....	As Per Ordinance
Administrative Charges.....	\$50 per hour for jobs not otherwise accounted for in this fee schedule

Additional Fees

Hearing Filing Fee.....	\$50 per hour
Title Reports.....	Equal to the cost of a title report
County Recording Fee.....	Equal to the cost of charges
Activities of the Chief Code Official will be invoiced at.....	\$125 per hour
Administrative Support will be invoiced at.....	\$50 per hour

Postage: (per/Certified and 1st Class mailing).....\$25

- Other fees may be included from time to time by agreement and adoption with the Municipality and PMCA



2025 Hourly Zoning and/or Code Enforcement Fee Schedule

- 1) Ordinance and Inspection responsibilities charged at \$50.00 per hour standard rate (or per contract).
- 2) Weekends, emergency calls, and evening meetings there is a minimum 3-hour charge.

Code Enforcement Fees

Court Appearance.....	\$75 per hour
Filing Fees.....	Actual Cost to file
Additional Service not covered in this fee schedule.....	\$50 per hour or per contract
Activities of the Chief Code Official will be invoiced at.....	\$125 per hour
Administrative Support will be invoiced at.....	\$50 per hour

Nuisance Abatements Performed by the Municipality

Abatement Charges.....	Cost to remove nuisance
Civil Penalty.....	As per Ordinance
Administrative Charges.....	\$50 per hour for jobs not otherwise accounted for in this fee schedule

Disabled Vehicle Fees and Penalties

Removal of Vehicle.....	Cost to remove vehicle
Civil Penalty.....	As Per Ordinance
Administrative Charges.....	\$50 per hour for jobs not otherwise accounted for in this fee schedule

Postage: (per/Certified and 1st 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.