



Base Engineering Inc.
Building Code/Inspections
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2024 SMITHFIELD TOWNSHIP FEE SCHEDULE

PLAN REVIEW AND BUILDING INSPECTIONS **PA UCC**

RESIDENTIAL PACKAGE FOR NEW S.F.D., *

CONVENTIONAL FRAME.....	\$900.00
Building Code Official Fee.....	<u>\$ 75.00</u>
	\$975.00

Includes plan review and approval, and inspections noted below:

- Footing (before pouring concrete)
- Foundation (before backfill)
- Frame includes: HVAC (rough in)
Plumbing (rough in)
Electric (rough in)
- Insulation/Draftstop/Firecaulk
- Wallboard
- Final Electric
- Final

MODULAR/MANUFACTURED HOUSING, NEW S.F.D.*	\$485.00
Building Code Official Fee.....	<u>\$ 38.00</u>

Includes plan review and approval, and inspections noted below:

- Footing (before pouring concrete)
- Foundation (before backfill)
- Electric service
- Final electric
- Final
- See 'General Notes'

RESIDENTIAL CONSTRUCTION *

Alterations or change of use	\$750.00
Building Code Official Fee	\$ 60.00
Addition with full foundation	\$650.00
Building Code Official Fee	\$ 52.00
Addition without foundation.....	\$575.00
Building Code Official Fee	\$ 46.00

* The above rates are subject to change after plans are submitted. Please call for a quote on unusual or complicated projects.

RESIDENTIAL DECK PACKAGE..... \$250.00

Includes plan review and 2 inspections, as noted below:

- Footing (before pouring concrete)
- Final
- See 'General Notes'

RESIDENTIAL POLE BUILDING OR DETACHED GARAGE (no electric) \$250.00
FOR ABOVE WITH ELECTRIC ADD\$100.00
(Storage only – no occupiable space)

- See 'General Notes'

RESIDENTIAL SWIMMING POOL PACKAGE

- Above Ground Pool: Includes Plan Review, electrical and final inspection
(2 inspections included)\$200.00
Building Code Official Fee \$ 15.00
- In-Ground Pool: Includes Plan Review, rough and final electric, rough and final
inspection (4 inspections included).....\$375.00
Building Code Official Fee \$ 30.00

GENERAL NOTES:

- Residential Package plans are quoted based on hourly maximums and/or fixed inspection numbers. Failures, locked premises, violation reinspections will be backcharged if in excess of allotted inspections.
- Commercial accounts as contract price will be subject to backcharges for failures, locked premises, violation visits in excess of contract quotes.
- All non-fixed rate inspections will be billed at hourly rate of:

Plan Review	\$65.00/hr.
Building	\$65.00/hr.
Electrical	\$65.00/hr.
Clerical	\$35.00/hr.

* Fees are at the discretion of the BCO depending on the job significance.

COMMERCIAL RATE SCHEDULE

Includes Plan Review and Inspections for Shell and Core
(The highest calculated fee will prevail)

- * • New Buildings, Additions
 - Use Groups B, M, S, F.....0.24 per square ft.
 - Use Group A, R.....0.25 per square ft.
 - Use Groups H, I, E..... 0.25 per square ft

*** Please Note: Fees for large projects, including warehousing and distribution centers will be determined on a case by case basis factoring in actual number of inspections that will be required rather than a set fee. Please feel free to contact us at 610-437-0978 if you would like to discuss a project or get an estimated cost. All fees for large projects include Plan reviews and number of inspections required to complete.**

- Alterations, Renovations
 - Modification, Fitouts, Individual Trade Permits
 - Use Groups B, M, S, F
 - \$1,000-150,000\$20.00 per \$1,000 value
 - \$151,000-300,000.....\$18.00 per \$1,000 value
 - \$301,000-500,000.....\$15.00 per \$1,000 value
 - \$500,000 and above..... ...\$10.00 per \$1,000 value

Use Group A, R

- \$1,000-150,000 \$20.00 per \$1,000 value
- \$151,000-300,000.....\$18.00 per \$1,000 value
- \$301,000-500,000.....\$15.00 per \$1,000 value
- \$500,000 and above..... ...\$10.00 per \$1,000 value

Use Groups H, I, E

- \$1,000-150,000\$20.00 per \$1,000 value
- \$151,000-300,000.....\$18.00 per \$1,000 value
- \$301,000-500,000.....\$15.00 per \$1,000 value
- \$500,000 and above..... ...\$10.00 per \$1,000 value

* Minimum (New Construction)..... \$1,500.00

** Minimum (Alterations & Miscellaneous Fitout) \$325.00

Commercial Plan Review Only

- New construction and Alterations
 - Use Groups B, M, S, up to 10,000 S.F.....0.10 per foot
 - Use Group A, up to 10,000 S.F.....0.15 per foot
 - Use Groups H, I, E, up to 10,000 S.F. 0.15 per foot
 - Use Group R, up to 10,000 S.F.0.15 per foot

Minimum account required - \$300.00 - (3) Disciplines
An additional \$125.00 will be charged for over (3) disciplines

GENERAL NOTES:

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- Commercial accounts as contract price will be subject to backcharges for failures, locked premises, violation visits in excess of contract quotes.
- All non-fixed rate inspections will be billed at hourly rate of:

Plan Review	\$65.00/hr.
Building	\$65.00/hr.
Electrical	\$65.00/hr.
Clerical	\$35.00/hr.
- Building Code Official charge of 8% will be added to all hourly contracts.

* Fees are at the discretion of the BCO depending on the job significance.

MINIMUM INSPECTION FEES:

Residential: Required Inspection(s) under Act 45 or SB 1139

Electrical	\$90.00
Plumbing	\$90.00

Commercial:

Electrical	\$125.00
Building, etc.	\$250.00

Building Code Official fee of 8% added to Plan Review/Inspection amount for total fee.

NOTE: BEI reserves the right to alter the above quoted rates + or – to reflect the actual costs of any construction not specifically addressed in this rate schedule.

Please feel free to call if you have any questions or need further information before quoting fees.