

Keycodes Inspection Agency

PO Box 391
Bethlehem, Pennsylvania 18016-0391

Phone 610.866.9663
Fax 610.866.2664

www.keycodes.net
info@keycodes.net

2023 Fee Schedule – Miscellaneous Services

Certificate of Occupancy Fees for Existing Structures: (Inspections based on Municipal ordinances)

1 – Residential Dwellings Single Family, Single Family Townhouse, Single Family Twins, Semi-attached, Condominium Units and Mobile Homes.

\$75.00 - each dwelling unit to be inspected

\$70.00 – re-inspection (per visit)

\$30.00 – Certificate of Occupancy

2 – Commercial and Industrial Buildings

\$180.00 for first 1000 sq. ft. or less (single site visit only)

\$30.00 for each additional 1 - 500 sq. ft.

\$450.00 Maximum fee for initial inspection

\$75.00 re-inspection (per visit)

\$30.00 – Certificate of Occupancy

Zoning and Property Maintenance:

All services will be billed at:

\$75.00 per hour during normal working hours (7AM to 5PM Monday thru Friday)

\$90.00 per hour during non-normal working hours

MINIMUM INSPECTION FEE - \$75.00

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2023 Fee Schedule – Commercial Inspection Services

COMMERCIAL DEPOSIT (DUE AT TIME OF SUBMITTAL): (This is non-refundable, but will be credited to your account for your specific project. **ALL PLANS MUST BE COLLATED**)

- \$ 150.00 For alterations or single discipline
- \$ 500.00 For new construction and additions

New Construction and Additions (includes plan review and inspections for building, energy and accessibility sub-codes):

Base Fee:	\$500.00 plus
First 25,000 square feet	\$0.27 per square foot plus
25,001 to 250,000 square feet	\$0.22 per square foot plus
Over 250,000 square feet	\$0.16 per square foot

Alterations, Renovations or tenant “fit-out” (includes plan review and inspections for building, energy and accessibility sub-codes):

Base Fee:	\$500.00 plus
First 25,000 square feet	\$0.27 per square foot plus
Over 25,000 square feet	\$0.12 per square foot

Building and Sub-code Plan Review Fees – (Fee if no inspections are to be performed)

90% of ICC Review Fee. (Minor reviews @ \$85.00 per hour – two hour minimum)

Single sub-code or re-submission (building, mechanical, plumbing, electrical, energy or accessibility) –

All Use Groups: \$85.00 per hour – two hour minimum

Electronic Plan Review Fees - (building, mechanical, plumbing, electrical, energy or accessibility) –

All Use Groups: \$110.00 per hour – two hour minimum - plus printing costs as applicable.

Commercial Building Inspections (not included in fees listed above and Consultation Fees on Behalf of the Municipality):

\$85.00 per hour with one hour minimum

Footing/Foundation Only Fees (includes plan review and inspections for the footing and foundation only):

First 25,000 square feet	\$1200.00
25,001 to 250,000	\$3600.00
Over 250,000 square feet	\$6000.00

2023 Fee Schedule – Commercial Inspection Service (continued)

Special Flat Rate for Building Sub-code (including plan review fees):

Fire Protection – Sprinklers and Standpipes:

\$400.00 - Including first 200 heads and one standpipe
\$0.42 - per sprinkler head (for over 200 heads)
\$125.00 - per standpipe (for over one standpipe)

Fire Alarm System:

\$210.00 Building Only – Up to 5000 square feet
\$330.00 Building Only – 5001 - 10,000 square feet
\$600.00 Building Only – 10,001 - 50,000 square feet
\$1200.00 Building Only – Over 50,000 square feet

Commercial Kitchen Exhaust (Per Hood) (includes building, mechanical and electrical as needed):

\$400.00 – Type 1 - Including hood installation and suppression system
\$210.00 – Suppression system only (in existing hood)
\$300.00 – Hood installation only

Signs - Parallel, Projecting, or Freestanding Signs (Up to 100 square feet):

\$330.00 - (includes building) – Up to two visits
\$ 2.00 - Each additional square foot over 100)
\$ 60.00 – Each additional sign per building permit application

Racking Systems (i.e. warehouses):

\$500.00 – Building Only - Up to 10,000 square feet
\$1000.00 – Building Only - 10,001 – 50,000 square feet
\$1500.00 – Building Only – Over 50,000 square feet

Roof Replacement:

\$400.00 – (one site visit) (first 5000 square feet)
\$ 30.00 – Each additional 5000 square feet
\$ 85.00 – Adder for insulation inspection when needed

Demolition Permit:

\$ 200.00 - First 1000 square feet
\$ 20.00 – Each additional 1000 sq. feet

Cell Tower Co-locate (on existing structures):

\$330.00 - (includes building only) – Up to two visits

Temporary Tent:

\$200.00 - (one site visit)

Wind Turbine and Solar Photovoltaic Systems (includes building):

\$360.00 – for first 5kw rating of system
\$30.00 - for each additional 5kw rating of system

Minor Alteration as Determined by the Code Official (building only):

\$225.00

Commercial Plumbing and Mechanical sub-code fees (plus plan review):

Plumbing:

\$170.00 - Including first (3) trapped fixtures
\$30.00 - per each additional trapped fixture(s)
\$90.00 - new water line
\$150.00 - Sanitary Sewer Hook-up (each lateral)

Mechanical:

\$170.00 - Including one unit or duct work alterations
\$40.00 - per each additional mechanical unit
(Units include each air handler and exhaust units over 150CFM, excluding commercial kitchen exhaust.)
\$180.00 – Replacement of single HVAC Equipment.
One visit Electric & Mechanical

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2023 Commercial Electrical sub-code fee (plus plan review):

WIRING OUTLET QUANTITIES:

\$170.00 – 1 to 25 outlets or devices
\$25.00 – each additional 25 outlets or devices
(Please note that an outlet or device is a receptacle, light, switch, etc.)

SERVICES AND FEEDERS:

\$90.00 – 200 Amps or less
\$130.00 – 400 Amps or less
\$180.00 – 800 Amps or less
\$200.00 – 1000 Amps or less
\$240.00 – 1500 Amps or less
\$360.00 – 2000 Amps or less
\$480.00 – Over 2000 Amps
\$ 50.00 – Cost for Additional Panel (at reviewer's discretion)
(x3) Multiplier for above items for voltages over 600

HEATING AND AIR CONDITIONING UNITS:

\$70.00 – up to 50 kW for first unit
\$30.00 – up to 50 kW for each additional unit
\$90.00 – 51 – 100 kW for first unit
\$40.00 – 51 kW – 100 kW for each additional unit
\$120.00 – over 100 kW for first unit
\$50.00 – over 100 kW for each additional unit

TRANSFORMERS AND MOTORS:

\$60.00 – up to 25hp or 50 Kva
\$70.00 – 26 to 50hp or 51 to 100 kVA
\$90.00 – 51 to 100hp or 101 to 200 kVA
\$120.00 – 101 to 200hp or 201 to 500 kVA
\$180.00 – over 200hp or 500 kVA
(x3) Multiplier for above items for voltages over 600

GENERATORS, VAULTS, SUBSTATIONS, ETC.:

\$150.00 - Up to 10KW/KVA
\$180.00 – 10 to 20KW/KVA
\$220.00 – 21 to 100KW/KVA
\$300.00 – 101 to 200KW/KVA
\$360.00 – 201 – 500KW/KVA
\$480.00 – over 500KW/KVA
(x3) Multiplier for above items for voltages over 600

MISCELLANEOUS FEES:

\$110.00 – Sign for first unit
\$ 50.00 – Sign for each additional unit
\$550.00 – Commercial Swimming Pool State of PA 3-year certification. This is per inspection – pass or fail.
\$75.00 Each additional pool or hot tub inspected at same time as main public pool.
\$110.00 – Protective Signaling Systems
\$30.00 – Site Light and or pole standard (each)

WIND TURBINE AND SOLAR PHOTOVOLTAIC SYSTEMS:

\$60.00 – Transfer, disconnect, metering or inverter equipment (each)
\$150.00 – for first 5kw rating of system
\$30.00 - for each additional 5kw rating of system

\$ 75.00 - COST (PER VISIT) FOR ADDITIONAL VISITS AND RE-INSPECTION VISITS

\$ 85.00 - MINIMUM INSPECTION FEE (PER VISIT)

\$ 125.00 - MINIMUM PERMIT FEE

\$ 30.00 - COST TO ISSUE PERMIT OR CERTIFICATE OF OCCUPANCY

\$ 50.00 – COST TO COLLATE PLANS (per set of plans)

\$ 30.00 – COST TO MAKE 8 ½ X 11" COPIES PLUS \$1.00 PER PAGE.

\$ 50.00 – COST TO MAKE COPIES LARGER THAN 8 ½ X 11" PLUS 2.50 PER PAGE.

\$ 4.50 – STATE PERMIT FEE (COLLECTED FOR STATE)

\$ - AFTER HOUR INSPECTIONS – CALL FOR FEES

Note: Projects which are phased may be assessed additional fees.

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2023 Fee Schedule – Residential Inspection Services

FLAT RATE COSTS INCLUDING PLAN REVIEW (NEW CONSTRUCTION ONLY)

RESIDENTIAL DEPOSIT (DUE AT TIME OF SUBMITTAL):

\$ 75.00 (This is non-refundable but will be credited to your account for all flat rate projects listed for your specific project. ALL PLANS MUST BE COLLATED.)

RESIDENTIAL DWELLING PACKAGE:

\$ 1000.00 (Up to 2500 Square feet)

Includes building, mechanical, energy, plumbing and electrical

– Up to (12) site visits included

\$ 100.00 Cost for each 1 - 500 additional square feet above 2500

INDUSTRIALIZED (MODULAR) HOMES (or manufactured homes over full basement):

\$ 550.00 Includes building, mechanical, energy, plumbing and electrical

– Up to six site visits included

MANUFACTURED (MOBILE) HOMES:

\$ 480.00 Includes building and electrical

Building – Up to three site visits– electrical – Up to two site visits

BASEMENT FINISH OR INTERIOR ALTERATION:

\$ 480.00 Includes building, energy and electrical

– Up to five site visits

\$ 120.00 Additional cost for any plumbing in renovation (requires plumbing inspections)

\$ 120.00 Additional cost for any new HVAC units (requires mechanical inspections)

ADDITIONS:

\$ 660.00 (Up To 750 Square Feet)

Includes building, energy and electrical

– Up to seven site visits

\$ 100.00 Cost for each 1 - 500 additional square feet above 750

\$ 120.00 Additional cost for any plumbing in addition (requires plumbing inspections)

\$ 120.00 Additional cost for any new HVAC units (requires mechanical inspections)

ROOF STRUCTURE (over deck or patio)

\$ 390.00 Includes building only – Up to four site visits

CONCRETE SLAB:

\$ 125.00 Building - one inspection

DECKS:

\$ 240.00 Building – Up to two inspections for decks over 48” or more above ground

\$ 300.00 Building – Up to three inspections for decks less than 48” above ground

SWIMMING POOLS:

\$ 240.00 (ABOVE-GROUND)

Building, electrical – Up to two site visits

\$ 390.00 (IN-GROUND)

Building, electrical – Up to four site visits

\$ 240.00 (SPA OR HOT TUB)

Building, electrical – Up to two site visits

ACCESSORY STRUCTURES:

(up to 1000 square feet)

Includes building and energy

\$390.00 – Up to four site visits

\$ 100.00 Cost for each 1 – 500 additional square feet above 1000

2023 Fee Schedule – Residential Inspection Services

FLAT RATE COSTS (NEW CONSTRUCTION ONLY) - CONTINUED:

DEMOLITION:

- \$ 125.00 (includes first 2000 square feet)
- \$ 30.00 (for each additional 500 square feet)

ROOF REPLACEMENT:

- \$110.00 - includes one site visit

MINOR ALTERATION (at the discretion of the inspector):

- \$ 150.00 – includes one site visit
- \$ 250.00 – includes up to two site visits
- \$ 325.00 – includes up to three site visits

POLE BUILDING

- \$240.00 - Building only – up to two site visits

RETAINING WALL:

- \$ 300.00 – includes up to three site visits

POOL FENCE REPLACEMENT:

- \$150.00 – includes one site visit

PHOTOVOLTAIC (SOLAR) or WIND TURBINE ALTERNATE POWER SYSTEMS:

- \$ 225.00 Roof Mounted First 5kw of system – Building and electric two total site visits.
- \$ 30.00 Each additional 5kw of system.

- \$ 375.00 Ground Mounted First 5kw of system – Building and electric four total site visits.
- \$ 30.00 Each additional 5kw of system.

GENERATOR (back up power) OR GEOTHERMAL SYSTEMS:

- \$ 300.00 – Up to three visits – Building, Mechanical and Electrical Only

NOTE: ALL FLAT FEES LISTED ABOVE INCLUDE PLAN REVIEW

OTHER THAN FLAT RATE AND OTHER SUB CODES: (Must add plan review to fees as applicable.)

RESIDENTIAL BUILDING INSPECTIONS (when not included in flat rate pricing):

- \$ 75.00 per hour with one hour minimum

RESIDENTIAL PLANS EXAMINATION (when not included in flat rate pricing):

- \$ 75.00 per hour with a one hour minimum

PLUMBING SUB-CODE FEES (when not included in flat rate pricing):

- \$ 150.00 Including first (6) trapped fixtures – Up to two site visits
- \$ 12.00 per each additional trapped fixture(s)
- \$ 80.00 - new water line
- \$ 125.00 - Sanitary Sewer Hook-up (each lateral)
- \$ 80.00 – Water Heater replacement (plus electric)
- \$ 150.00 – Residential Sprinkler System

MECHANICAL SUB-CODE FEES (when not included in flat rate pricing):

- \$ 150.00 Including first unit or ductwork alterations – Up to two site visits
- \$ 30.00 per each additional mechanical unit. (Units include each air handler and exhaust units over 150CFM, excluding commercial kitchen exhaust.)
- \$ 150.00 Freestanding Stove
- \$ 80.00 HVAC replacement (plus electric)

RESIDENTIAL ELECTRICAL SUB CODE FEES (when not included in flat rate pricing):

RESIDENTIAL UNITS, FLAT RATE (New Construction):

- \$ 150.00 - Single Family with up to 200 Amp Service – Up to two visits.
- \$ 200.00 – Single Family with up to 400 Amp Service – Up to two visits.

INDUSTRIALIZED (MODULAR) HOMES OR MANUFACTURED (MOBILE) HOMES:

- \$ 150.00 – Single Family with up to 200 Amp Service – Up to two visits.

BASEMENT OR INTERIOR RENOVATIONS:

- \$ 150.00 – For up to 25 outlets (plus heat) – Up to two visits.
 - \$ 15.00 – For each additional 25 outlets
- (Please note that an outlet is a receptacle, light, smoke detector, etc.)

ADDITIONS AND ACCESSORY STRUCTURES:

- \$ 150.00 – For up to 25 outlets (plus heat) – Up to two visits.
 - \$ 15.00 – For each additional 25 outlets
- (Please note that an outlet is a receptacle, light, smoke detector, etc.)

SERVICE ONLY:

- \$ 90.00 – 200 Amps or less
 - \$ 130.00 – 400 Amps or less
 - \$ 180.00 – 800 Amps or less
 - \$ 40.00 – Each additional meter or panel inspected per service.
- Please note that all service inspections include one visit only.

SWIMMING POOLS (electric only):

- \$ 150.00 – Above Ground – Up to two visits.
- \$ 240.00 – In Ground – Up to three visits.
- \$ 150.00 – Spa or Hot Tub – Up to two visits.

HEATING AND AIR CONDITIONING UNITS:

- \$ 50.00 – (per unit)
- \$ 40.00 – Baseboard (first unit)
- \$ 10.00 – Baseboard (each additional unit)

MISCELLANEOUS FEES:

- \$ 90.00 – Residential security/fire alarm systems
- \$ 160.00 – EV Charging Station
- \$ 225.00 – Wind Turbine – Up to 5kw – Up to two visits.
- \$ 225.00 – Solar Photovoltaic Systems – Up to 5kw – Up to two visits.
- \$ 25.00 – Solar Photovoltaic and Wind Turbine Systems – Each additional 5kw rating of system.
- \$ 210.00 – Generator (electric only) – (22KW or less) (Use commercial fee schedule if over 22KW)

- \$ 75.00 - COST (PER VISIT) FOR ADDITIONAL VISITS OR CONSULTATION
- \$ 75.00 - RE-INSPECTION FEE FOR VIOLATIONS (PER VISIT)
- \$ 75.00 - MINIMUM INSPECTION FEE (PER VISIT)
- \$ 125.00 - MINIMUM PERMIT FEE
- \$ 50.00 – COST TO COLLATE PLANS per set of plans
- \$ 30.00 - COST TO ISSUE PERMIT OR CERTIFICATE OF OCCUPANCY
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Natural
Lands

Hourly Billing Rates 2023

A. *Land Use Planning: Development Plan Review, Land Use Ordinances, Open Space & Trail Planning, Site Walks, Testimony, Sketch Plans:*

Senior Director, Municipal Planning	\$100.00
Senior Director, Landscape Planning	\$95.00
Conservation Project Manager	\$75.00
Landscape Planning Designer	\$75.00
Senior Conservation Advisor	\$130.00

B. *Land Protection: Acquisition, Conservation Easements, Open Space Referenda, Open Space Stewardship Plans for Parks & Developments:*

Senior Director, Land Protection	\$100.00
Senior Director, Landscape Planning	\$95.00
Director, Conservation Easement Programs	\$100.00
Stewardship Planning Program Manager	\$75.00
Conservation Project Manager	\$75.00
Regional Director, Land Stewardship	\$80.00
Land Protection Project Manager	\$75.00

C. *Mapping, Graphic Design, and Support Staff:*

Art Director	\$75.00
GIS Program Director	\$80.00
Graphic Designer	\$60.00
Clerical/Hourly Support	\$50.00
Intern	\$30.00

Direct Costs:

- Mileage billed at Federal mileage rate.
- Natural Lands prefers to submit electronic versions of work, such as plan reviews and codes, and for the client to handle photocopying, when necessary. Where Natural Lands provides photocopies: black & white copies billed at \$.08/8 ½ x 11-inch sheet; and, \$.47/8 ½ x 11-inch sheet. Two-sided sheets count as two copies.
- Map prints provided at \$10.00 per linear foot (most maps are three feet long).
- Postage and misc. materials (workshop supplies, foam core for maps), billed at actual cost.