

Keycodes Inspection Agency

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2017 Fee Schedule – Residential Inspection Services **FLAT RATE COSTS INCLUDING PLAN REVIEW (NEW CONSTRUCTION ONLY)**

RESIDENTIAL DEPOSIT (DUE AT TIME OF SUBMITTAL):

\$ **50.00** (This is non-refundable but will be credited to your account for all flat rate projects listed for your specific project.)

RESIDENTIAL DWELLING PACKAGE:

\$ **850.00** (Up to 2500 Square feet)
Includes building, mechanical, energy, plumbing and electrical
– Up to nine site visits included
\$ **75.00** Cost for each 1 - 500 additional square feet above 2500

INDUSTRIALIZED (MODULAR) HOMES:

\$ **500.00** Includes building, mechanical, energy, plumbing and electrical
– Up to six site visits included

MANUFACTURED (MOBILE) HOMES:

\$ **325.00** Includes building and electrical
Building – Up to two site visits– electrical – Up to two site visits

BASEMENT FINISH OR INTERIOR ALTERATION:

\$ **475.00** Includes building, energy and electrical
– Up to five site visits
\$ **100.00** Additional cost for any plumbing in renovation (requires plumbing inspections)
\$ **100.00** Additional cost for any new HVAC units (requires mechanical inspections)

ADDITIONS:

\$ **625.00** (Up To 750 Square Feet)
Includes building, energy and electrical
– Up to seven site visits
\$ **75.00** Cost for each 1 - 500 additional square feet above 750
\$ **100.00** Additional cost for any plumbing in addition (requires plumbing inspections)
\$ **100.00** Additional cost for any new HVAC units (requires mechanical inspections)
\$ **100.00** Additional cost for *both* new plumbing and new HVAC units

ROOF STRUCTURE (over deck or patio)

\$ **400.00** Includes building only – Up to four site visits

CONCRETE SLAB:

\$ **100.00** Building - one inspection

DECKS:

\$ **240.00** Building – Up to two inspections for decks over 48” or more above ground
\$ **280.00** 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
\$ **400.00** (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
\$ **400.00** – Up to four site visits
\$ **75.00** Cost for each 1 – 500 additional square feet above 1000

2017 Fee Schedule – Residential Inspection Services

FLAT RATE COSTS (NEW CONSTRUCTION ONLY) - CONTINUED:

DEMOLITION:

- \$ 130.00 (includes first 2000 square feet)
- \$ 25.00 (for each additional 500 square feet)

ROOF REPLACEMENT:

- \$100.00 - includes one site visit

MINOR ALTERATION (at the discretion of the inspector):

- \$ 130.00 – includes one site visit
- \$ 240.00 – includes up to two site visits

POLE BUILDING

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

RETAINING WALL:

- \$ 280.00 – includes up to three site visits

POOL FENCE REPLACEMENT:

- \$130.00 – includes one site visit

PHOTOVOLTAIC (SOLAR) or WIND TURBINE ALTERNATE POWER SYSTEMS:

- \$ 240.00 Roof Mounted First 5kw of system – Building and electric two total site visits.
- \$ 25.00 Each additional 5kw of system.

- \$ 400.00 Ground Mounted First 5kw of system – Building and electric four total site visits.
- \$ 25.00 Each additional 5kw of system.

GENERATOR (back up power) OR GEOTHERMAL SYSTEMS:

- \$ 280.00 – 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:

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

- \$ 70.00 per hour with one hour minimum

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

- \$ 60.00 per hour with a one hour minimum
- \$ 50.00 per hour re-submission review cost of non-approved plan

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

- \$ 120.00 Including first (6) trapped fixtures – Up to two site visits
- \$ 10.00 per each additional trapped fixture(s)
- \$ 75.00 - new water line
- \$ 125.00 - Sanitary Sewer Hook-up (each lateral)

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

- \$ 120.00 Including first unit – Up to two site visits
- \$ 25.00 per each additional mechanical unit. (Units include each air handler and exhaust units over 150CFM, excluding commercial kitchen exhaust.)
- \$ 200.00 Freestanding Stove
- \$ 60.00 HVAC replacement (plus electric)

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

RESIDENTIAL UNITS, FLAT RATE (New Construction):

- \$ 120.00 - Single Family with up to 200 Amp Service – Up to two visits.
- \$ 150.00 – Single Family with up to 400 Amp Service – Up to two visits.

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

- \$ 120.00 – Single Family with up to 200 Amp Service – Up to two visits.

BASEMENT OR INTERIOR RENOVATIONS:

- \$ 120.00 – For up to 25 outlets (plus heat) – Up to two visits.
 - \$ 10.00 – For each additional 25 outlets
- (Please note that an outlet is a receptacle, light, smoke detector, etc.)

ADDITIONS AND ACCESSORY STRUCTURES:

- \$ 120.00 – For up to 25 outlets (plus heat) – Up to two visits.
 - \$ 10.00 – 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
 - \$ 125.00 – 400 Amps or less
 - \$ 200.00 – 800 Amps or less
 - \$ 25.00 – Each additional meter or panel inspected per service.
- Please note that all service inspections include one visit only.

SWIMMING POOLS (electric only):

- \$ 120.00 – Above Ground – Up to two visits.
- \$ 180.00 – In Ground – Up to three visits.
- \$ 120.00 – Spa or Hot Tub – Up to two visits.

HEATING AND AIR CONDITIONING UNITS:

- \$ 60.00 – (per unit)
- \$ 30.00 – Baseboard (first unit)
- \$ 10.00 – Baseboard (each additional unit)

MISCELLANEOUS FEES:

- \$ 60.00 – Residential security/fire alarm systems
- \$ 200.00 – Wind Turbine – Up to 5kw – Up to two visits.
- \$ 200.00 – Solar Photovoltaic Systems – Up to 5kw – Up to two visits.
- \$ 25.00 – Solar Photovoltaic and Wind Turbine Systems – Each additional 5kw rating of system.
- \$ 200.00 – Generator (electric only) – (20KW or less) (Use commercial fee schedule if over 20KW)

- \$ 70.00 - COST (PER VISIT) FOR ADDITIONAL VISITS OR CONSULTATION
- \$ 50.00 - RE-INSPECTION FEE FOR VIOLATIONS (PER VISIT)
- \$ 60.00 - MINIMUM INSPECTION FEE (PER VISIT)
- \$ 60.00 - MINIMUM PERMIT FEE
- \$ 25.00 - COST TO ISSUE PERMIT OR CERTIFICATE OF OCCUPANCY
- \$ 20.00 – COST TO MAKE 8 ½ X 11” COPIES PLUS \$1.00 PER PAGE.
- \$ 50.00 – COST TO MAKE COPIES LARGER THAT 8 ½ X 11” PLUS 2.50 PER PAGE.
- \$ 4.00 – STATE PERMIT FEE (COLLECTED FOR STATE)

Please call 610-866-9663 for any costs not included on these sheets or with any questions.