



**1307 West Lehigh Street  
Bethlehem, Pennsylvania 18018**

**info@keycodes.net  
www.keycodes.net  
610-866-9663 Office**

November 28, 2021

Ms. Ilene Eckhart  
Township Manager  
4714 Indian Trail Road  
Northampton, Pennsylvania 18067

RE: 2022 Professional Fee Schedule

Ms. Eckhart,

Enclosed you will find our residential and commercial inspection service fee schedules for 2022. Please note that there are no changes to our hourly rate for 2022. If you have any questions or would like to discuss the schedule, please do not hesitate to contact me.

We respectfully request to be appointed to the position of Building Construction Code Inspector for 2022. We appreciate working for Allen Township and look forward to continuing to serve the residents, contractors and staff of your municipality. If you have any questions, please call me at 610-866-9663.

Sincerely,

David I. Shields, President

Phone 610.866.9663  
Fax 610.866.2664

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## **2022 Fee Schedule – Residential Inspection Services** **FLAT RATE COSTS INCLUDING PLAN REVIEW (NEW CONSTRUCTION ONLY)**

### **RESIDENTIAL DEPOSIT (DUE AT TIME OF SUBMITTAL):**

\$ **65.00** (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:**

\$ **950.00** (Up to 2500 Square feet)  
Includes building, mechanical, energy, plumbing and electrical  
– Up to ten site visits included  
\$ **80.00** Cost for each 1 - 500 additional square feet above 2500

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

\$ **525.00** 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 three 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  
\$ **80.00** 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)

### **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  
\$ **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  
\$ **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

**2022 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
- \$ 300.00 – 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:**

- \$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:**

- \$ 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:**

**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):**

- \$ 65.00 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
- \$ 10.00 per each additional trapped fixture(s)
- \$ 75.00 - new water line
- \$ 125.00 - Sanitary Sewer Hook-up (each lateral)
- \$ 75.00 – 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
- \$ 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
- \$ 75.00 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.
- \$ 180.00 – 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.
  - \$ 10.00 – 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.
  - \$ 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):**

- \$ 150.00 – Above Ground – Up to two visits.
- \$ 225.00 – In Ground – Up to three visits.
- \$ 150.00 – 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:**

- \$ 90.00 – Residential security/fire alarm systems
- \$ 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.
- \$ 200.00 – 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)
- \$ 75.00 - MINIMUM PERMIT FEE
- \$ 25.00 – COST TO COLLATE PLANS
- \$ 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 THAN 8 ½ X 11” PLUS 2.50 PER PAGE.
- \$ 4.50 – STATE PERMIT FEE (COLLECTED FOR STATE)

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

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## **2022 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:	\$400.00 <b>plus</b>
First 25,000 square feet	\$0.22 per square foot <b>plus</b>
25,001 to 250,000 square feet	\$0.18 per square foot <b>plus</b>
Over 250,000 square feet	\$0.13 per square foot

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

Base Fee:	\$400.00 <b>plus</b>
First 25,000 square feet	\$0.22 per square foot <b>plus</b>
Over 25,000 square feet	\$0.10 per square foot

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

90% of ICC Review Fee. (Minor reviews @ \$75.00 per hour – two hour minimum)

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

All Use Groups: \$75.00 per hour – two hour minimum

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

All Use Groups: \$85.00 per hour – two hour minimum - plus printing costs as applicable.

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

\$75.00 per hour with one hour minimum

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

First 25,000 square feet	\$1000.00
25,001 to 250,000	\$3000.00
Over 250,000 square feet	\$5000.00

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**2022 Fee Schedule – Commercial Inspection Service (continued)**

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

**Fire Protection – Sprinklers and Standpipes:**

\$340.00 - Including first 200 heads and one standpipe  
\$0.35 - per sprinkler head (for over 200 heads)  
\$100.00 - per standpipe (for over one standpipe)

**Fire Alarm System:**

\$175.00 Building Only – Up to 5000 square feet  
\$275.00 Building Only – 5001 - 10,000 square feet  
\$500.00 Building Only – 10,001 - 50,000 square feet  
\$1000.00 Building Only – Over 50,000 square feet

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

\$340.00 – Type 1 - Including hood installation and suppression system  
\$175.00 – Suppression system only (in existing hood)  
\$175.00 – Hood installation only

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

\$275.00 - (includes building) – Up to two visits  
\$ 1.50 - Each additional square foot over 100)  
\$40.00 – Each additional sign per building permit application

**Racking Systems (i.e. warehouses):**

\$250.00 – Building Only - Up to 10,000 square feet  
\$350.00 – Building Only - 10,001 – 50,000 square feet  
\$550.00 – Building Only – Over 50,000 square feet

**Roof Replacement:**

\$225.00 – (one site visit) (first 5000 square feet)  
\$ 25.00 – Each additional 5000 square feet  
\$ 50.00 – Adder for insulation inspection when needed

**Demolition Permit:**

\$ 150.00 - First 1000 square feet  
\$ 15.00 – Each additional 1000 sq. feet

**Cell Tower Co-locate (on existing structures):**

\$275.00 - (includes building only) – Up to two visits

**Temporary Tent:**

\$175.00 - (one site visit)

**Wind Turbine and Solar Photovoltaic Systems  
(includes building):**

\$300.00 – for first 5kw rating of system  
\$25.00 - for each additional 5kw rating of system

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

\$175.00

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

**Plumbing:**

\$150.00 - Including first (3) trapped fixtures  
\$25.00 - per each additional trapped fixture(s)  
\$75.00 - new water line  
\$120.00 - Sanitary Sewer Hook-up (each lateral)

**Mechanical:**

\$150.00 - Including one unit or duct work alterations  
\$30.00 - per each additional mechanical unit  
(Units include each air handler and exhaust units over 150CFM, excluding commercial kitchen exhaust.)  
\$150.00 – Replacement of single HVAC Equipment.  
One visit Electric & Mechanical

## 2022 Commercial Electrical sub-code fee (plus plan review):

### WIRING OUTLET QUANTITIES:

\$150.00 – 1 to 25 outlets or devices

\$20.00 – each additional 25 outlets or devices

(Please note that an outlet or device is a receptacle, light, switch, etc.)

### SERVICES AND FEEDERS:

\$75.00 – 200 Amps or less

\$110.00 – 400 Amps or less

\$125.00 – 800 Amps or less

\$150.00 – 1000 Amps or less

\$200.00 – 1500 Amps or less

\$300.00 – 2000 Amps or less

\$400.00 – Over 2000 Amps

(x3) Multiplier for above items for voltages over 600

### HEATING AND AIR CONDITIONING UNITS:

\$60.00 – up to 50 kW for first unit

\$30.00 – up to 50 kW for each additional unit

\$75.00 – 51 – 100 kW for first unit

\$35.00 – 51 kW – 100 kW for each additional unit

\$100.00 – over 100 kW for first unit

\$40.00 – over 100 kW for each additional unit

### TRANSFORMERS AND MOTORS:

\$40.00 – up to 25hp or 50 Kva

\$50.00 – 26 to 50hp or 51 to 100 kVA

\$75.00 – 51 to 100hp or 101 to 200 kVA

\$100.00 – 101 to 200hp or 201 to 500 kVA

\$150.00 – over 200hp or 500 kVA

(x3) Multiplier for above items for voltages over 600

### GENERATORS, VAULTS, SUBSTATIONS, ETC.:

\$125.00 - Up to 10KW/KVA

\$150.00 – 10 to 20KW/KVA

\$200.00 – 21 to 100KW/KVA

\$250.00 – 101 to 200KW/KVA

\$300.00 – 201 – 500KW/KVA

\$400.00 – over 500KW/KVA

(x3) Multiplier for above items for voltages over 600

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### MISCELLANEOUS FEES:

\$90.00 – Sign for first unit

\$40.00 – Sign for each additional unit

\$525.00 – 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.

\$90.00 – Protective Signaling Systems

\$20.00 – Site Light and or pole standard (each)

### WIND TURBINE AND SOLAR PHOTOVOLTAIC SYSTEMS:

\$50.00 – Transfer, disconnect, metering or inverter equipment (each)

\$120.00 – for first 5kw rating of system

\$25.00 - for each additional 5kw rating of system

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

**\$ 75.00 - MINIMUM INSPECTION FEE (PER VISIT)**

**\$ 75.00 - MINIMUM PERMIT FEE**

**\$ 25.00 - COST TO ISSUE PERMIT OR CERTIFICATE OF OCCUPANCY**

**\$ 25.00 – COST TO COLLATE PLANS**

**\$ 20.00 – 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.**

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

# Keycodes Inspection Agency

PO Box 391  
Bethlehem, Pennsylvania 18016-0391

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## **2022 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.

\$65.00 - each dwelling unit to be inspected

\$60.00 – re-inspection (per visit)

\$25.00 – Certificate of Occupancy

2 – Commercial and Industrial Buildings

\$150.00 for first 1000 sq. ft. or less (single site visit only)

\$25.00 for each additional 1 - 500 sq. ft.

\$350.00 Maximum fee for initial inspection

\$70.00 re-inspection (per visit)

\$25.00 – Certificate of Occupancy

### **Zoning and Property Maintenance:**

All services will be billed at:

\$65.00 per hour during normal working hours (7AM to 5PM Monday thru Friday)

\$80.00 per hour during non-normal working hours

MINIMUM INSPECTION FEE - \$60.00

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