

# Keycodes Inspection Agency

PO Box 391  
Bethlehem, Pennsylvania 18016-0391

Phone 610.866.9663  
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www.keycodes.net  
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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):

\$ **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:

\$ **1140.00** (Up to 2500 Square feet)

Includes building, mechanical, energy, plumbing and electrical  
– Up to ten site visits included

\$ **95.00** Cost for each 1 - 500 additional square feet above 2500

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

\$ **630.00** Includes building, mechanical, energy, plumbing and electrical  
– Up to six site visits included

#### MANUFACTURED (MOBILE) HOMES:

\$ **390.00** Includes building and electrical

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

#### BASEMENT FINISH OR INTERIOR ALTERATION:

\$ **570.00** Includes building, energy and electrical  
– Up to five site visits

\$ **125.00** Additional cost for any plumbing in renovation (requires plumbing inspections)

\$ **125.00** Additional cost for any new HVAC units (requires mechanical inspections)

#### ADDITIONS:

\$ **750.00** (Up To 750 Square Feet)

Includes building, energy and electrical  
– Up to seven site visits

\$ **95.00** Cost for each 1 - 500 additional square feet above 750

\$ **125.00** Additional cost for any plumbing in addition (requires plumbing inspections)

\$ **125.00** Additional cost for any new HVAC units (requires mechanical inspections)

#### ROOF STRUCTURE (over deck or patio)

\$ **480.00** Includes building only – Up to four site visits

#### CONCRETE SLAB:

\$ **160.00** Building - one inspection

#### DECKS:

\$ **290.00** Building – Up to two inspections for decks over 48” or more above ground

\$ **360.00** Building – Up to three inspections for decks less than 48” above ground

#### SWIMMING POOLS:

\$ **290.00** (ABOVE-GROUND)

Building, electrical – Up to two site visits

\$ **480.00** (IN-GROUND)

Building, electrical – Up to four site visits

\$ **290.00** (SPA OR HOT TUB)

Building, electrical – Up to two site visits

#### ACCESSORY STRUCTURES:

(up to 1000 square feet)

Includes building and energy

\$ **480.00** – Up to four site visits

\$ **90.00** Cost for each 1 – 500 additional square feet above 1000

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## 2023 Fee Schedule – Residential Inspection Services

### FLAT RATE COSTS (NEW CONSTRUCTION ONLY) - CONTINUED:

#### DEMOLITION:

- \$ 160.00 (includes first 2000 square feet)
- \$ 30.00 (for each additional 500 square feet)

#### ROOF REPLACEMENT:

- \$125.00 - includes one site visit

#### MINOR ALTERATION (at the discretion of the inspector):

- \$ 160.00 – includes one site visit
- \$ 290.00 – includes up to two site visits
- \$ 360.00 – includes up to three site visits

#### POLE BUILDING

- \$290.00 Building only – up to two site visits

#### RETAINING WALL:

- \$ 360.00 – includes up to three site visits

#### POOL FENCE REPLACEMENT:

- \$160.00 – includes one site visit

#### PHOTOVOLTAIC (SOLAR) or WIND TURBINE ALTERNATE POWER SYSTEMS:

- \$ 290.00 Roof Mounted First 5kw of system – Building and electric two total site visits.
- \$ 30.00 Each additional 5kw of system.
- \$ 480.00 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:

- \$ 360.00 – 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):

- \$ 85.00 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):

- \$ 170.00 Including first (6) trapped fixtures – Up to two site visits
- \$ 12.00 per each additional trapped fixture(s)
- \$ 90.00 - new water line
- \$ 150.00 - Sanitary Sewer Hook-up (each lateral)
- \$ 90.00 – Water Heater replacement (plus electric)
- \$ 170.00 – Residential Sprinkler System

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

- \$ 170.00 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.)

- \$ 200.00 Freestanding Stove
- \$ 90.00 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):

- \$ 170.00 - Single Family with up to 200 Amp Service – Up to two visits.
- \$ 220.00 – Single Family with up to 400 Amp Service – Up to two visits.

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

- \$ 170.00 – Single Family with up to 200 Amp Service – Up to two visits.

#### BASEMENT OR INTERIOR RENOVATIONS:

- \$ 170.00 – 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:

- \$ 170.00 – 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:

- \$ 110.00 – 200 Amps or less
  - \$ 150.00 – 400 Amps or less
  - \$ 240.00 – 800 Amps or less
  - \$ 50.00 – Each additional meter or panel inspected per service.
- Please note that all service inspections include one visit only.

#### SWIMMING POOLS (electric only):

- \$ 170.00 – Above Ground – Up to two visits.
- \$ 360.00 – In Ground – Up to three visits.
- \$ 170.00 – Spa or Hot Tub – Up to two visits.

#### HEATING AND AIR CONDITIONING UNITS:

- \$ 70.00 – (per unit)
- \$ 40.00 – Baseboard (first unit)
- \$ 10.00 – Baseboard (each additional unit)

#### MISCELLANEOUS FEES:

- \$ 110.00 – Residential security/fire alarm systems
- \$ 275.00 – Wind Turbine – Up to 5kw – Up to two visits.
- \$ 275.00 – Solar Photovoltaic Systems – Up to 5kw – Up to two visits.
- \$ 30.00 – Solar Photovoltaic and Wind Turbine Systems – Each additional 5kw rating of system.
- \$ 240.00 – Generator (electric only) – (22KW or less) (Use commercial fee schedule if over 22KW)

\$ 85.00 - COST (PER VISIT) FOR ADDITIONAL VISITS OR CONSULTATION

\$ 75.00 - RE-INSPECTION FEE FOR VIOLATIONS (PER VISIT)

\$ 85.00 - 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

\$ 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)**

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

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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 <b>plus</b>
First 25,000 square feet	\$0.27 per square foot <b>plus</b>
25,001 to 250,000 square feet	\$0.22 per square foot <b>plus</b>
Over 250,000 square feet	\$0.16 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:	\$500.00 <b>plus</b>
First 25,000 square feet	\$0.27 per square foot <b>plus</b>
Over 25,000 square feet	\$0.12 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 @ \$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.

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**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

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**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

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## 2023 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:**

\$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

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### 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
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- \$ 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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