



Uniform Construction Code (UCC) Fee Schedule – 2024
Plan Review & Inspections - Capital Region

Definitions:

COMMERCIAL – All structures other than those regulated under the International Residential Code (IRC).

* Projects involving new square footage shall be assessed fees based on the Construction Type & Occupancy Classification per the ICC Building Valuation Table of August 2021 OR per Construction Cost of a completed Construction Contract, whichever is greater.

COMMERCIAL PLAN REVIEWS

Standard review: 7-10 business days. Expedited review: 5 business days (additional 25% of review fee)

New Construction, Additions, Alterations, Repairs & Accessory Structures

(All plan review disciplines including Fire Protection Systems IF included with original submission))

*0.0031 x cost of construction for first \$1,000,000 (and 0.0016 x cost of construction per remaining value) \$300.00 minimum

Temporary Structures

\$0.02 per gross sq. ft. of work area \$175.00 minimum

Miscellaneous Construction Projects Involving:

Fences, Retaining Walls, Cell Towers, Racking, Conveyors, Industrial Equipment Only, Mechanical Equipment/RTU Replacement Only, Solar PV Systems, Roof Replacements, Pools, etc.

0.0031 x cost of construction for first \$100,000 (and 0.0016 x cost of construction per remaining value) \$225.00 minimum

Fire Reviews Only - Fire Sprinkler, Fire Alarm & Alternate Fire Protection Systems/Kitchen Hood System Plans

0.0031 x cost of construction for first \$100,000 (and 0.0016 x cost of construction per remaining value) \$250.00 minimum

Demolition \$150.00

Signs up to 150 sq. ft. max (cumulative sq. ft. if multiple signs)	\$150.00
Signs over 150 sq. ft. (cumulative sq. ft. if multiple signs)	\$200.00

All other Plan Review Services, Meetings, Conference Calls, Deferred Submittals, Revisions, Phased Permits, Etc.
\$130/Hour (1 hour minimum)

COMMERCIAL INSPECTIONS

New Construction, Additions, Alterations, Repairs & Accessory Structures

(All inspection disciplines including Fire Protection Systems IF included with original submission)

*0.0094 x cost of construction for first \$1,000,000 (and 0.006 x cost of construction per remaining value)
\$375.00 minimum

Temporary Structures
 \$0.06 per gross sq. ft. of work area \$250.00 minimum

Miscellaneous Construction Projects Involving:

Fences, Retaining Walls, Cell Towers, Racking, Conveyors, Industrial Equipment Only, Mechanical Equipment/RTU Replacement Only, Solar PV Systems, Roof Replacements, Pools, etc.

0.0094 x cost of construction for first \$100,000 (and 0.006 x cost of construction per remaining value)
\$350.00 minimum

Fire Inspections Only - Fire Sprinkler, Fire Alarm & Alternate Fire Protection Systems/Kitchen Hood System Plans

0.0094 x cost of construction for first \$100,000 (and 0.006 x cost of construction per remaining value)
\$350.00 minimum

Demolition \$250.00

Signs \$250.00

All Other Inspection Services, Re-inspections, Site Visits, Meetings, Phased Permits, etc.
\$130/Hour/Inspection (1 hour minimum)

Commercial Electrical Service Inspection Only \$150/Hour/Inspection (1 hour minimum)

RESIDENTIAL PROJECTS (Reviews & Inspections Combined)

Standard review: 7-10 business days.

Expedited review: 5 business days (additional \$100.00)

New Single-Family Dwellings, Duplexes, Townhouses & Additions
(Includes review disciplines: Building, Energy, Mechanical, Electrical & Plumbing)
Fire Protection Systems are additional fees.

*0.0075 x ICC Building Valuation Table \$750.00 minimum

Residential Fire Protection Systems \$200.00

New Accessory Structures Only: Garages, Covered Porches, Sunrooms, Carports, Decks, etc.
up to 100 gross sq. ft. \$300.00
Per 100 sq. ft. remaining after first 100 \$25.00

Retaining Walls, Fences & Solar PV Systems
0.015 x cost of construction \$250.00 minimum

Swimming Pools, Spas & Hot Tubs (Includes Electrical and Guard requirements)
Spa / Hot Tub \$250.00
Above Ground Pool \$400.00
In-Ground Pool \$650.00

Manufactured Homes – HUD Certified \$750.00

Demolition \$250.00

Generators & HVAC Equipment Swap Outs (No new ductwork) *If permitted by municipality* \$250.00

Roof Replacement (Non-structural) - Includes (1) inspection *If permitted by municipality* \$100.00

MISCELLANEOUS RESIDENTIAL SERVICES

All Other Residential Alterations (Not Listed Above), Revisions, Re-inspections, Meetings, Misc. Services, etc.
\$100/Hour (1 hour minimum)

Residential Electrical Service Inspection Only \$120/Hour/Inspection (1 hour minimum)

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs ^{a, b, c}

Group (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	298.55	288.43	280.93	269.54	253.09	245.77	260.87	235.34	226.84
A-1 Assembly, theaters, without stage	273.51	263.39	255.89	244.51	228.06	220.73	235.84	210.31	201.80
A-2 Assembly, nightclubs	233.39	226.42	220.85	211.80	199.64	194.14	204.26	180.65	174.48
A-2 Assembly, restaurants, bars, banquet halls	232.39	225.42	218.85	210.80	197.64	193.14	203.26	178.65	173.48
A-3 Assembly, churches	276.84	266.72	259.22	247.83	231.83	225.68	239.17	214.08	205.57
A-3 Assembly, general, community halls, libraries, museums	231.62	221.50	213.00	202.61	185.16	178.84	193.94	167.42	159.91
A-4 Assembly, arenas	272.51	262.39	253.89	243.51	226.06	219.73	234.84	208.31	200.80
B Business	240.93	232.14	224.41	213.38	194.94	187.44	204.97	171.50	163.65
E Educational	253.16	244.50	238.07	227.82	212.65	201.92	219.97	185.88	180.09
F-1 Factory and industrial, moderate hazard	142.51	135.81	128.20	123.31	110.60	105.32	118.02	91.13	85.44
F-2 Factory and industrial, low hazard	141.51	134.81	128.20	122.31	110.60	104.32	117.02	91.13	84.44
H-1 High Hazard, explosives	133.05	126.35	119.74	113.85	102.42	96.14	108.56	82.95	N.P.
H234 High Hazard	133.05	126.35	119.74	113.85	102.42	96.14	108.56	82.95	76.26
H-5 HPM	240.93	232.14	224.41	213.38	194.94	187.44	204.97	171.50	163.65
I-1 Institutional, supervised environment	240.35	232.11	225.21	216.12	198.77	193.28	216.40	178.22	172.87
I-2 Institutional, hospitals	403.60	394.81	387.08	376.05	356.54	N.P.	367.65	333.11	N.P.
I-2 Institutional, nursing homes	280.29	271.50	263.77	252.74	235.00	N.P.	244.34	211.57	N.P.
I-3 Institutional, restrained	273.98	265.19	257.46	246.43	229.58	221.08	238.03	206.14	196.29
I-4 Institutional, day care facilities	240.35	232.11	225.21	216.12	198.77	193.28	216.40	178.22	172.87
M Mercantile	174.08	167.12	160.55	152.50	140.10	135.60	144.96	121.12	115.94
R-1 Residential, hotels	242.77	234.53	227.63	218.55	200.90	195.42	218.82	180.35	175.00
R-2 Residential, multiple family	203.34	195.11	188.20	179.12	162.64	157.15	179.40	142.08	136.73
R-3 Residential, one- and two-family ^d	189.34	184.22	179.47	175.04	169.94	163.79	172.07	157.66	148.33
R-4 Residential, care/assisted living facilities	240.35	232.11	225.21	216.12	198.77	193.28	216.40	178.22	172.87
S-1 Storage, moderate hazard	132.05	125.35	117.74	112.85	100.42	95.14	107.56	80.95	75.26
S-2 Storage, low hazard	131.05	124.35	117.74	111.85	100.42	94.14	106.56	80.95	74.26
U Utility, miscellaneous	104.03	98.14	92.46	88.40	79.71	73.77	84.55	62.84	59.88

- a. Private Garages use Utility, miscellaneous
b. For shell only buildings deduct 20 percent
c. N.P. = not permitted
d. Unfinished basements (Group R-3) = \$23.20 per sq. ft.

ICC Valuation Table: August 2021

New Residential Construction prices per sq. ft.

Living/Finished: $148.33 \times 0.0075 = \$1.11$ per sq. ft.
Garage, Deck & Covered Porch: $59.88 \times 0.0075 = \$0.45$ per sq. ft.
Unfinished Basement/Crawlspace: $23.20 \times 0.0075 = \$0.17$ per sq. ft.



MINIMUM HOURLY FEE SCHEDULE 2024 (CAP REGION)

PA UCC BCO Services Only	
Per hour	\$105.00
Property Maintenance Services	
Per hour	\$93.00 with UCC \$105.00 without UCC
Zoning/Local Code Enforcement Services	
Per hour	\$93.00 with UCC \$105.00 without UCC
Health Enforcement Services	
Per hour	\$93.00 with UCC \$105.00 without UCC
Rental Inspection Program	
Per hour	\$93.00 with UCC \$105.00 without UCC
Flood Plain Management Services	
Per hour	\$105.00
Fire Inspection Services	
Per hour	\$105.00

Code Inspection & Plan Review

Revised August 7, 2023