



**Chambersburg Office:** 1013 Wayne Ave. Chambersburg, PA 17201 **Phone:** 717 496-4996  
**Bedford Office:** 125 S. Richard Street, Suite 102, Bedford, PA 15522 **Phone:** 814 310-2326  
**Somerset Office:** 510 Georgian Place, Somerset, PA 15501 **Phone:** 814 444-6112  
**Adams Office:** 1895B York Road, Gettysburg, PA 17325 **Phone:** 717 321-9046  
**Email:** pmca@pacodealliance.com **Website:** https://pacodealliance.com/

## 2026 PMCA Residential Fee Schedule

Including but not limited to:

Single Family Homes, Swimming Pools, Decks, Small Projects, Day Care, C.O., & Foster Home Inspection Prices

### Residential (New Home or individual inspection pricing depending on the project)

Residential inspection prices per trip are for dwellings 0 to 3500 square feet. Dwellings over 3500 square feet will be charged an additional ten dollars per 100 square feet, which will be added to the total basic inspection fee.

Footings.....	\$65	Sprinkler Rough in.....	\$65
Under slab inspection.....	\$65	Electrical Service (\$80) & Rough in (\$75).....	\$155
Foundations.....	\$65	Energy.....	\$65
Framing.....	\$65	Wallboard.....	\$65
Plumbing Rough in.....	\$65	Final.....	\$75
Mechanical Rough in.....	\$65		

**Total Inspection fees:.....\$685 w/o Sprinkler or Under slab**

- Final must be ready within 1 year or an additional Processing Fee will apply.
- Additional inspection fees may be assessed at not less than \$65 per visit as required due to the complexity or execution of the work being done.

### Application Fees (Application, Plan Review and Admin fee due at time of Application) :

- Application Fee.....\$55 for Residential / \$85 for Commercial
- Plan Review Fee per hour for residential.....\$55 (one-hour minimum per plan review)
- Temporary and Provisional Certificates of Use and Occupancy.....\$125
- Extension / Withdrawal.....\$60 for Residential / \$90 for Commercial (additional fees may apply)
- Commercial fees appear elsewhere.

### Residential Small-scale projects will be priced depending on the complexity of the project. Some examples are:

- Mobile Homes on Piers (3 trips only).....\$220 (footer, electric service, final)
- Decks or porch with Roof.....\$205 (footer, framing, final)
- Fences and retaining walls (2 trips).....\$145
- Sheds (1 trip).....\$80 (small prefabricated utility structure under 500 sq. ft.)
- Residential Demolition (1 trip).....\$80 Commercial ..... \$165 minimum (only if all the structure is demolished)
- Swimming Pools
  - Above Ground (with bonding requires two trips).....\$140 Above Ground (rubber siding).....\$80
  - In Ground (footer, bonding, underground plumbing, final).....\$270

### Miscellaneous Project Inspection Fees:

- Daycares (up to 6 kids).....\$85 (1<sup>st</sup> trip), \$80 (each return trip)
- Daycares (over 6 kids up to 24 total).....\$140 (1<sup>st</sup> trip), \$80 (each return trip)
- Foster Homes.....\$140 (1<sup>st</sup> trip), \$80 (each return trip)

### Change of Occupancies

Under 8000 sq. ft.....\$180 Over 8000 sq. ft.....\$200

### Residential Electrical Service Upgrade

Not Over 200 Amp.....\$90 Over 200 Amp - 400 Amp.....\$100 Transfer Switch.....\$35 per  
 Over 400 Amp Commercial Fee Schedule Applies - All commercial fees appear elsewhere

- Return Trips due to failed or incomplete inspections or field corrections.....\$75 minimum
- Field investigations & complaints initiated by the municipality are invoiced to the municipality directly at \$50 per hour (or as contracted)
- Investigation/Stop Work Order/Notice of Violation, etc.....\$80 per Postage (per/Certified/1st Class).....\$35
- Activities of the Building Code Official will be invoiced at the rate of.....\$125 per hour
- Administrative Support will be invoiced at the rate of.....\$55 per hour
- **Copies** – Black & White Standard .30/sheet Legal .55/sheet Ledger .85/sheet  
 Color Standard .60/sheet Legal .85/sheet Ledger \$1.10/sheet  
 Extensive copying and larger documents will be billed for time and materials.
- Items not described above or otherwise priced on the commercial, supplemental, or special fee schedules will be invoiced at the standard rate per hour plus expenses. Expenses may include items such as copies, constable fees, supplies, etc.
- Late fee of 1.5% assessed on all accounts over 30 days (partial payments apply to oldest invoice first)
- Return check charge \$50

**Please be advised ALL fees set above and on all the fee schedules are for inspections only and do not include:**

- |                          |                    |  |
|--------------------------|--------------------|--|
| • Plan Review Fee        | • State (DCED) Fee | • Added Fee(s) due to failed inspections |
| • Possible Municipal Fee | • Application Fee  |  |

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## 2026 PMCA Supplemental Fee Schedule

### Residential

- Additional inspection fees may be assessed at not less than \$65 per visit as required due to the complexity or execution of the work being done. Complex inspections and multiple trips are charged accordingly.
- Residential Re-Roof.....\$160 (with structural repairs, framing & final)
- Outside Wood Stoves (2 trips maximum).....\$135 (includes siting, underground piping, & final)

### Commercial Projects (Small Projects not otherwise defined)

- Cell Tower.....See Commercial Fee Schedule
  - Antenna Colocation.....1 antenna / \$310 2 to 5 antenna / \$520 6 to 10 antenna / \$940 11 to 15 antenna / \$1,360
- Change Door(s) if structural change.....\$165 (could vary depending on how many are changed)
- Change Windows(s) if structural change.....\$165 (could vary depending on how many are changed)
- Demolition.....\$165 minimum (only if ALL of structure is being demolished)

### Fees below may be specific to local ordinances:

- Sewer Laterals.....\$75 Per Inspection
- Zoning Field Inspections.....\$75 per hour or as contracted
- Explosive/Blasting (per site) – with fees added for Application, Plan Review, Admin fees, etc.
  - Up to 5 Inspections.....\$500 Add for each additional inspection beyond 5.....\$100
- Explosive/ Blasting Magazine Placement
  - Up to 5 Inspections.....\$500 Add for each additional inspection beyond 5.....\$100
- Fireworks Sales Tent Inspection.....\$100 (plus application, plan review, admin fees, etc.)
- Fireworks Display/Discharge.....Application Fee: \$80 Plan Review: \$100
  - Inspection Fee: Weekday: \$200 (Business Hours ONLY) All other / \$400 per inspection location
- Welding and Cutting Permit – Commercial job sites.....\$100

### Miscellaneous Project Inspection Fees:

- Return Trips due to failed or incomplete inspections or field corrections.....\$75 minimum
- Field investigations & complaints initiated by the municipality are invoiced to the municipality directly at \$75 per hour (or as contracted)
- **Copies** – Black & White Standard .30/sheet Legal .55/sheet Ledger .85/sheet  
 Color Standard .60/sheet Legal .85/sheet Ledger \$1.10/sheet  
 Extensive copying and larger documents will be billed for time and materials.
- Items not described above or otherwise priced on the commercial, supplemental, or special fee schedules will be invoiced at the standard rate per hour plus expenses. Expenses may include items such as copies, constable fees, supplies, etc.
- Late fee of 1.5% assessed on all accounts over 30 days (partial payments apply to oldest invoice first)
- Return check charge \$50

Inspection time for all permits is for 1 site visit for a total accumulated time of 1 hour, unless otherwise noted. This amount shall be paid in full prior to issuance of the Certificate of Occupancy.

### Please be advised ALL fees set above and on all the fee schedules are for inspections only and do not include:

- Plan Review Fee
- Possible Municipal Fee
- State (DCED) Fee
- Application Fee
- Added Fee(s) due to failed inspections



## ▶ 2026 - COMMERCIAL FEE SCHEDULE ◀

Our standard fee schedule for inspections is derived from the latest building valuation data report of square foot construction costs published by the International Code Council, with a regional modifier applied. Actual cost submitted to, and accepted by, the Building Code Official may also be used. There is an \$85 Application/Processing charge applied to all projects submitted on this fee schedule.

### Refer to the PMCA Supplemental Fee Schedule as needed.

Large projects that require long term multiple inspections (progressive inspections) are calculated as follows:

#### 1.) **Standard Building Inspection Fee Schedule:**

- A.) Projects with a total construction cost of \$0.00 to \$499,999.99\***  
Total construction cost X .002 = insurance cost  
+ Estimated length of project in weeks X \$55. = labor & travel cost  
+ 0.25 per additional trades, (i.e. mechanical, electric, plumbing)  
= Total **OR** no less than \$100 per Inspection based on scope and complexity of the project.
- B.) Projects with a total construction cost of \$500,000.00 to \$2,000,000.00\***  
Total construction cost X .002 = insurance cost  
+ Estimated length of project in weeks X \$55. = labor & travel cost  
+ 0.25 per additional trades, (i.e. mechanical, electric, plumbing)  
= Total **OR** no less than \$100 per Inspection based on scope and complexity of the project.
- C.) Projects with a total construction cost of > \$2,000,000.00 to \$6,000,000.00\***  
\$4000.00 + [(Total construction cost - \$2,000,000) X .0009] = insurance cost  
+ Estimated length of project in weeks X \$55. = labor & travel cost  
+ 0.25 per additional trades, (i.e. mechanical, electric, plumbing)  
= Total
- D.) Projects with a total construction cost of >\$6,000,000.00 to \$10,000,000.00\***  
\$7600.00 + [(Total construction cost - \$6,000,000) X .0008] = insurance cost  
+ Estimated length of project in weeks X \$50. = labor & travel cost  
+ 0.25 per additional trades, (i.e. mechanical, electric, plumbing)  
= Total
- E.) Projects with a total construction cost of > \$10,000,000.00 to \$30,000,000.00\***  
\$10800.00 + [(Total construction cost - \$10,000,000) X .00075] = insurance cost  
+ Estimated length of project in weeks X \$50. = labor & travel cost  
+ 0.25 per additional trades, (i.e. mechanical, electric, plumbing)  
= Total
- F.) Projects with a total construction cost of >\$30,000,000.00 to \$50,000,000.00\***  
\$25800.00 + [(Total construction cost - \$30,000,000) X .0007] = insurance cost  
+ Estimated length of project in weeks X \$50. = labor & travel cost  
+ 0.25 per additional trades, (i.e. mechanical, electric, plumbing)  
= Total
- G.) Projects with a total construction cost of >\$50,000,000.00 to \$100,000,000.00\***  
\$39800.00 + [(Total construction cost - \$50,000,000) X .00065] = insurance cost  
+ Estimated length of project in weeks X \$50. = labor & travel cost  
+ 0.25 per additional trades, (i.e. mechanical, electric, plumbing)  
= Total
- H.) Projects with a total construction cost of >\$100,000,000.00 to \$200,000,000.00\***  
\$72300.00 + [(Total construction cost - \$100,000,000) X .0006] = insurance cost  
+ Estimated length of project in weeks X \$50. = labor & travel cost  
+ 0.25 per additional trades, (i.e. mechanical, electric, plumbing)  
= Total

### **Building Inspection Fee, cont.:**

- I.) **Projects with a total construction cost of >\$200,000,000.00 to \$350,000,000.00\***
- \$132000.00 + [(Total construction cost - \$200,000,000) X .00055] = insurance cost
  - + Estimated length of project in weeks X \$50. = labor & travel cost
  - + 0.25 per additional trades, (i.e. mechanical, electric, plumbing)
  - = Total
- J.) **Projects with a total construction cost of >\$350,000,000.00 to \$500,000,000.00\***
- \$214500.00 + [(Total construction cost - \$350,000,000) X .0005] = insurance cost
  - + Estimated length of project in weeks X \$50. = labor & travel cost
  - + 0.25 per additional trades, (i.e. mechanical, electric, plumbing)
  - = Total

► Please contact PMCA should you have specific questions relating to this Fee Schedule or should you require assistance in calculating the overall permit cost. ◀

### **2.) Standard Trades Inspection Fee:**

The inspection fees for Mechanical, Plumbing, Electrical, Energy, Accessibility and Fire Protection are computed at 25 percent of the Building inspection fee for each discipline. Multiple prime contracts will be computed the same as a building inspection fee and combined prime contract fees shall be no less than a single contract fee, distributed on a percentage of total basis.

\* Pricing schedules assume that the project will not cause an increase in our insurance costs.

\*\* Discounts may be given for warehouses, building shells, or repetitive work at the discretion of the plan review and inspection departments

► An \$85 Application/Processing fee is applied for projects on this fee schedule. ◀

### **► Plan Reviews – Commercial - Plan Reviews ◀**

**Our Commercial Plan review fees are calculated according to the Standard Building Valuation Data (as periodically published by the ICC) or actual cost of construction as follows:**

#### **1.) Standard Commercial Building Plan Review Fee:**

- A.) **Estimated Construction Value \$ 0. to \$ 1,250,000. = Construction value X .0015 (\$175 Minimum)**
- B.) **Estimated Construction Value \$ 1,250,000. to \$ 5,000,000. = \$1,875. + (.0005 X construction value over \$1,250,000.)**
- C.) **Estimated Construction Value over \$5,000,000. = \$3,750. + (.0004 X construction value over \$5,000,000.)**

► Please contact PMCA should you have specific questions relating to this Fee Schedule or should you require assistance in calculating the overall permit cost. ◀

#### **2.) Standard Trades Plan Review Fee:**

Plan review for mechanical, plumbing, electrical, energy, accessibility and fire protection is computed at 25% of the building plan review fee for each discipline. (\$175 minimum) unless otherwise determined.

Special pricing may be given to buildings such as warehouses due to their relative simplicity or structures with repetitive features such as high rise buildings.

Plan reviews only covering the requirements of mechanical, plumbing and other disciplines are available, each for a fee of 25% of the applicable building code review fee. **Plan reviews for electrical code compliance shall be provided at a fee of 35% of the applicable building code review fee**, excluding reviews for any use included in the Institutional or "I" Use Group classification. Reviews done for the excluded use classification shall be based upon the degree of complexity

We offer preliminary plan review services for a fee of 50% of the full plan review fee cost. Preliminary plan reviews typically address such code requirements as: use and occupancy classification, type of construction, height and area calculations, means of egress, fire restrictive construction requirements and so forth.

Any preliminary plan review fee payment will be credited towards the final cost of a complete plan review process.

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**► 2026 PMCA ELECTRICAL FEE SCHEDULE ◀**

**ROUGH WIRING INSPECTION**

All switches, lighting, & receptacles to be counted as outlets  
 1-25 outlets .....\$50  
 Each additional 10 outlets or fraction thereof.....\$20

**FINISH INSPECTION**

All switches, lighting, & receptacles to be counted as outlets  
 1-25 outlets .....\$50  
 Each additional 10 outlets or fraction thereof.....\$20

**EQUIPMENT & APPLIANCES**

Outlet for single unit 15 kW or less .....\$40  
 For each additional outlet 15 kW or less.....\$20  
 Mini Split / HVAC.....\$40 per, minimum \$75

**MOTORS, GENERATORS, TRANSFORMERS, CENTRAL HEATING, DUCT HEATERS, AIR COND., ELEC. FURNACES, AND WELDERS**

Less than 1¼ HP, kW, or kVA first unit.....\$35  
 1¼ HP, kW, or kVA to 30 HP, kW, or kVA each.....\$40  
 30 HP, kW, or kVA to 50 HP, kW, or kVA each.....\$65  
 Over 50 HP, kW, or kVA each.....\$75

**FEEDERS, SUB PANELS, SWITCHES, DISCONNECTS**

Up to 225 Amp.....\$25  
 Over 225 Amp. to 400 Amp.....\$30  
 Over 400 Amp. to 1200 Amp.....\$50  
 Over 1200 Amp.....\$115

**PUBLIC POOLS AND SPAS**

State required Inspection (Dept. of Health) – Apply for pricing

**Special Service and/or conditions not provided for in this schedule apply for fee.....\$65 (Minimum Charge)**

**This fee schedule is effective 01-01-2026**

**SERVICE – METERING EQUIPMENT UP TO 600 VOLTS**

Not Over 200 Amp.....\$85  
 Over 200 Amp - 400 Amp.....\$95  
 Over 400 Amp to 800 Amp.....\$125  
 Over 800 Amp to 1000 Amp.....\$180  
 Over 1000 Amp including one control center.....\$280  
 Each Additional Control Center.....\$150  
 Over 600 Volts - Add \$50 per category

**PRIMARY TRANSFORMERS, VAULTS, ENCLOSURE, SUB-STATIONS**

Not over 200 kVA.....\$95  
 Over 200 to 500 kVA.....\$125  
 Over 500 to 1000 kVA.....\$175  
 Over 1000 kVA (minimum plus consultation fee).....\$195  
 NOTE: Above applies to each bank of transformers

**GENERATOR TRANSFER SWITCH (per).....\$25**

- This is in addition to the Electric Service

**SIGNALING SYSTEMS**

For the first 15 devices.....\$65  
 For each additional 5 devices.....\$20

**MODULAR HOMES, MINOR ALTERATIONS & ADDITIONS**

Service and 1 to 25 outlets (single visit only).....\$85

**MOBILE HOMES**

Service Including Feeder or Receptacle  
 Electric Service Only.....\$85  
 Service Additional Meter.....\$30

**► Electrical and Fire Inspection-Enforcing and Consulting Service ◀**

**2026 PMCA Electrical Fee Schedule**