

2026 FEE SCHEDULE

Building Inspection Underwriters of PA, Inc.

RESIDENTIAL PLAN REVIEW FOR NEW CONSTRUCTION

Flat fee of \$150.00; \$75.00 flat fee for decks and porches;
No charge for alterations/renovations

COMMERCIAL PLAN REVIEW FEE SCHEDULE BASED ON TOTAL BUILDING CONSTRUCTION VALUE

1. Up to the first \$3,000,000.00 dollars is calculated at: 0.0013 of the total estimated construction value (\$250.00 minimum).
2. Over \$3,000,000.00 and up to \$6,000,000.00 is calculated by adding: \$3,900.00 from item 1 above plus 0.0005 of the estimated value between \$3,000,001.00 and \$6,000,000.00.
3. Over \$6,000,000.00 is calculated by adding: Item 1 & 2 above \$5,400.00 plus 0.0004 of the remaining valuation over \$6,000,000.00.

Below is a sample on how to apply the above plan review fee schedule:

Total construction value of the building: \$10,000,000.00

Plan review fee is as follows:

Step 1. First \$3,000,000.00 is: $0.0013 \times \$3,000,000.00 =$ \$3,900.00

Step 2. Over \$3,000,000.00 up to \$6,000,000.00 = \$1,500.00
($0.0005 \times \$3,000,000.00 + \$3,900.00$) +\$3,900.00
\$5,400.00

Step 3. Over \$6,000,000.00 = \$1,600.00
($0.0004 \times$ total remaining costs, plus \$5,400.00) +\$5,400.00
Total costs for building plan review: \$7,000.00

FEE SCHEDULE
January 1, 2026 thru December 31, 2026

Type of Service	Unit Cost	DCED Fee
<u>Residential:</u>		
New Home Construction/Addition (including sunrooms) (minimum charge)	\$0.32 sq. ft. of GFA* \$350.00	\$ 4.50
Alterations/Renovations/Small Work	\$75.00/ Req'd Inspection	\$ 4.50
Manufactured Housing (Without Basement)	\$350.00	\$ 4.50
Manufactured Housing (With Basement)	\$500.00	\$ 4.50
Demolition	\$100.00	\$ 4.50
Accessory Structures: (minimum charge)	\$0.23 sq. ft. of GFA* \$ 75.00	\$ 4.50 \$ 4.50
Decks, Porches (minimum charge)	1.5% of cost \$150.00	\$ 4.50 \$ 4.50
Pools – Above Ground Residential	\$150.00	\$ 4.50
Pools – In Ground Residential (includes fence and door alarm)	1.0% of cost min-\$225.00; max-\$550.00	\$ 4.50
Residential Solar Panels	1.5% of cost min-\$200.00 min-\$200.00; max-\$1,000.00	\$ 4.50
Residential Day Care Centers	\$250.00	\$ 4.50
Signs	\$50.00 +\$2.00 sq.ft face of sign	\$ 4.50
Electric Service Reconnection	\$90.00 (contracted municipalities) \$135.00(outside of contracted area)	

Surcharge for Residential Work Started Without a Permit:

For any work commencing without first obtaining a building permit, the unit cost or base fee will be doubled with a maximum surcharge of \$500.00.

No-Show Fee:

If an applicant fails to show for a requested inspection, a fee of \$150.00 will be charged and must be paid before any future inspections are scheduled.

Commercial:

New Commercial/Additions (minimum charge)	\$0.42 sq. ft. of GFA* \$350.00	\$ 4.50 \$ 4.50
Alterations/Renovations (minimum charge)	1.5% of cost \$250.00	\$ 4.50 \$ 4.50
Cell Towers (minimum charge)	1.5% of cost \$250.00	\$ 4.50
Commercial Solar Panels (minimum charge) (maximum charge) (plan review)	1.0% of cost \$500.00 \$7,500.00 \$500.00	\$ 4.50
Pools – In Ground Commercial (includes fence and door alarm)	1.0% of cost min-\$225.00; max-\$550.00	\$ 4.50
Sign Permits	\$50.00 Plus \$2.00/sq. ft face of sign	\$ 4.50
Demolition	\$250.00	\$ 4.50
Electric Service Reconnection	\$250.00 (contracted municipalities) \$300.00 (outside of contracted area)	

No-Show Fee:

If an applicant fails to show for a requested inspection, a fee of \$150.00 will be charged and must be paid before any future inspections are scheduled.

Surcharge for Commercial Work Started Without a Permit:

For any work commencing without first obtaining a building permit, the unit cost or base fee will be doubled with a maximum surcharge of \$1,000.00.

***GFA** – Gross floor area defined as the total square footage of all floors within the perimeter of the outside walls, including basements, cellars, garages, roofed patios, breezeways, covered walkways and attics with floor to ceiling height of 6’6” or more.