

Commonwealth Code Inspection Services

176 Doe Run Road, Manheim Pa 17545

Ph 717-664-2347

Residential Fee Schedule 2026

New House:

Plan Review \$75.00

House up to 2500 sq ft \$600

\$10 per 100 sq ft over 2500

\$4.50 for L&I fee

\$15.00 Administrative fee

Total for New home \$694.50

Typical Inspection Residential Inspection Fees.

Plan Review \$75.00

Above Ground Pool \$85.00

In Ground Pool \$300.00

Mobile Home \$300.00

Decks \$175.00

Electrical Services \$75.00

Additional Fees for extra inspections not referred to on the permit \$75.00.

Zoning \$75.00 hour.

Commonwealth Code Inspection Service, Inc.

176 Doe Run Rd.
Manheim, Pa. 17545

800-732-0043 Phone
717-664-4953 Fax

CONSOLIDATED COMMERCIAL FEE SCHEDULE

~2026 Commercial Inspection Fees

The fee schedule for inspections is based upon the latest building valuation data report of square foot construction costs published by the ICC valuation service, with a regional modifier applied. Actual cost submitted to, and accepted by, the Municipality may also be used.

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

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 \$50. = labor & travel cost
= Total
or no less than \$30. Per trip based on scope and complexity of the project.

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 \$50. = labor & travel cost
= Total

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 \$45. = labor & travel cost
= Total

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 \$40. = labor & travel cost
= Total

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 \$40. = labor & travel cost
= Total

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 \$40. = labor & travel cost
= Total

Projects with a total construction cost of >\$50,000,000.00 to \$100,000,000.00*

$$\begin{array}{r} \$39800.00 +[(\text{Total construction cost} - \$50,000,000) \times .00065] = \text{insurance cost} \\ + \text{Estimated length of project in weeks} \times \$40. = \text{labor \& travel cost} \\ = \text{Total} \end{array}$$

Projects with a total construction cost of >\$100,000,000.00 to \$200,000,000.00*

$$\begin{array}{r} \$72300.00 +[(\text{Total construction cost} - \$100,000,000) \times .0006] = \text{insurance cost} \\ + \text{Estimated length of project in weeks} \times \$40. = \text{labor \& travel cost} \\ = \text{Total} \end{array}$$

Projects with a total construction cost of >\$200,000,000.00 to \$350,000,000.00*

$$\begin{array}{r} \$132000.00 +[(\text{Total construction cost} - \$200,000,000) \times .00055] = \text{insurance cost} \\ + \text{Estimated length of project in weeks} \times \$40. = \text{labor \& travel cost} \\ = \text{Total} \end{array}$$

Projects with a total construction cost of >\$350,000,000.00 to \$500,000,000.00*

$$\begin{array}{r} \$214500.00 +[(\text{Total construction cost} - \$350,000,000) \times .0005] = \text{insurance cost} \\ + \text{Estimated length of project in weeks} \times \$40. = \text{labor \& travel cost} \\ = \text{Total} \end{array}$$

* 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

Commercial Plan Reviews

We will perform commercial plan reviews. Our Commercial Plan review fees are calculated according to the ICC Valuation Service or actual cost of construction as follows:

Estimated Construction Value \$ 0. to \$ 1,250,000. = Construction value X .0015
(\$150 Minimum)

Estimated Construction Value \$ 1,250,000. to \$ 5,000,000. = \$1,875. + (.0005 X construction value over \$1,250,000.)

Estimated Construction Value over \$5,000,000. = \$3,750. + (.0004 X construction value over \$5,000,000.)

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

- This formula does not reflect changes that ICC may have made to their fee schedule. We will use other plan review services that meet our criteria for consistent quality and charge the same or less than ICC reviews.
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Differed submittal plan reviews will be charged at 25% of the building plan review fee ,but not less than \$150.00

A preliminary plan review is available for a fee of 50% of the full plan review fee cost. Preliminary plan review addresses such code requirements as: use and occupancy classification, type of construction, height and area calculations, means of egress, and fire restrictive construction requirements.

The preliminary plan review fee shall be credited towards the cost of a complete building code plan review conducted by Commonwealth Code Inspection Service, Inc.

CHECKS FOR PLAN REVIEW FEES SHALL BE MADE PAYABLE TO: Commonwealth Code Inspection Service, Inc. (CCIS).