



PENN TOWNSHIP

LANCASTER COUNTY, PA

THIRD PARTY UCC BUILDING INSPECTOR SELECTION FORM

Penn Township uses third-party building inspection companies to provide PA Uniform Construction Code building permit plan reviews and inspections. You may choose your inspector from the following three inspection firms:

Associated Building Inspections, Inc.
Lincoln Office Building
1248 West Main Street Suite 23
Ephrata, PA. 17522
717-721-4224
<http://www.weknowcodes.com>

Code Administrators, Inc.
4340 Oregon Pike
Ephrata, PA 17522
717-859-3350
<http://www.codeadministrators.com>

Commonwealth Code Inspection Services
176 Doe Run Rd.
Manheim, Pa. 17545
717-664-2347
<http://www.codeservices.net>

Write your choice here: _____

By printing and signing your name below, you agree to the following:

I am the owner of the subject property or authorized by the owner to undertake the work described above and on the permit application. I understand whichever inspector I choose will be the inspector for the duration of the project described in the building permit application. I agree to pay all plan review, inspection and re-inspection fees to the inspector of my choice in a timely manner. I agree to provide all materials requested by the inspector in a timely manner. I agree to call for inspections when due and that I shall not occupy or use the project until a Certificate of Use or Occupancy has been issued. Furthermore, I acknowledge that the Township will not issue a Certificate of Use or Occupancy until the inspector I have selected informs the Township that all fees have been paid.

Applicant's Signature

Print Name of Applicant

Date: _____

Project Address: _____

TOWNSHIP USE ONLY

Building Permit # _____

Tax Parcel # _____





RESIDENTIAL FEE SCHEDULE

ALL 1 & 2 Family Dwelling Fees (International Residential Code) are as follows:

A fee of \$59 shall be assessed per inspection in addition to a fee of \$150 for an A.B.I. Basic Project Plan review. The plans examiner/inspector may waive or reduce plan review fees for projects small in nature or by design. Administration and Enforcement of the Property Maintenance Code will be invoiced at \$75/hr.

These fees shall apply for all residential structures up to 2000 square feet. Residential structures exceeding 2000 square feet shall be assessed at a flat rate of .295 per square foot. For residential projects of 550 square feet and less the fee shall be \$175 for interior renovations only and \$295 for exterior renovations requiring footings and foundations (Plan review fees are additional at \$59/hr). Fees for renovations that involve only the plumbing, electrical, or mechanical trades shall be based upon a fee of \$59 per required inspection.

The following minimum inspections are required under the Pennsylvania Uniform Construction Code Act for Residential One & Two Family dwellings: Footing, Foundation, Mechanical, Electrical, Plumbing, Framing, Energy, Wallboard, and Final. Footer or insulation inspections that require more than one trip due to multiple footing pours or separate insulation installs for walls and ceilings shall be at a rate of \$59/trip.

A re-inspection fee of \$59 shall apply for additional site visits due to violations. Re-inspection fees are at the discretion of the Code Official. A courier fee of \$20 may apply if Permit Courier pickup is performed.

In lieu of the Blower Door Test ABI will perform by request the Table N1102.4.2 24-point Air Barrier & Insulation Inspection for \$150. If you request this inspection, please inform your residential plans examiner when you submit your permit documents for review.

Residential Decks: The fee for decks is \$175 based upon a post hole inspection, a framing inspection prior to installing floorboards, and a final inspection after all floorboards, handrails, guardrails, and stairway systems have been installed. Decks of unusual design or supporting unusual loads may at the discretion of the code official require the seal of a building design professional. Additional fees may be assessed if additional trips are required at the cost of \$59 per trip. For decks exceeding 550 square feet the fee shall be .295/square foot. Residential decks over 6 feet above grade shall be approved by a design professional. The plan review fee for all decks is \$59/hr.

Residential Swimming Pools: Pools shall comply with Appendix "G" of the 2009 International Residential Code. In-ground pools shall have the following mandatory inspections: Digout (prior to pouring concrete or setting walls, rebar shall be in place), electrical bonding, subsurface plumbing and electrical, concrete deck prior to pouring with bonding wires installed, final inspection with any required fencing and/or required alarms installed. Above ground pools shall have the following mandatory inspections: Electrical Rough-in and bonding where required and a Final Inspection with any required fencing or barriers installed. Fees for each inspection required for both above ground and in ground pools shall be \$59 per inspection. The plan review fee for all pools is \$59/hr.

Code Administrators, Inc.

Penn Township UCC Open 3rd Party Fee Schedule Residential

Residential – Additions & Alterations

\$50.00 per construction inspection, combined mechanical/plumbing/electrical inspection trips are \$75

Plan review and consulting are conducted at \$40.00/hr., billed at 1/2 hour increments.

Re-inspections are conducted at \$50.00 per trip to job site.

Residential – New Construction

\$60.00 per Construction Inspection.

Re-inspections are conducted at \$60.00 per trip to job site.

\$100.00 Plans Review Fee per dwelling unit, repetitive design townhouses \$50 per unit

Fire sprinkler systems plans review are conducted at \$40.00 per hour.

Residential Administrative Fees

Notice of Violation, Court filings and appearance for a summary offense citation at \$75.00 per hour billed to the municipality

Code Administrators, Inc. ♦ 4340 Oregon Pike ♦ Ephrata ♦ PA 17522 ♦ Phone 717.859.3350 ♦ Fax 717.859.3363

Code Administrators, Inc. ♦ 116 Hellam Street ♦ Wrightsville ♦ PA 17368 ♦ Phone 717.755.9120 ♦ Fax 717.755.9135

Commonwealth Code Inspection Service, Inc.

176 Doe Run Rd
Manheim, PA 17545

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

Residential Inspection Fee Schedule

Residential inspection prices are for dwelling 0-2500 square feet. Dwelling over 2500 square feet will be charged additional ten dollars per 100 square feet which will be added to the total basic inspection fee.

Footings.....	\$55.00
Foundations.	\$55.00
Framing.....	\$60.00
Plumbing.....	\$55.00
Mechanical.....	\$55.00
Electrical.....	\$60.00
Fire Stop.....	\$55.00
Energy.....	\$55.00
Final	\$55.00

\$505.00 Inspection fees

No charge for one return inspection per discipline.

Electrical service inspection fee only required if not done at another inspection.

Additional inspection fees may be assessed at not less than \$55.00 per visit as required due to the complexity, number of visits, or execution of the work being done. Small-scale projects will be priced depending on the complexity of the project, the length of the project, and the number of inspections required. Inspection fees may be assessed at not less than \$55.00 per visit as required. Some examples are:

New Mobile Homes...	\$225.00
Used Mobile Homes...	\$300.00
Decks per inspection...	\$55.00

Residential R-3 & R-4 plan review fees are calculated as follows:

General residential (R-3 & R-4) housing and additions- \$55.00 per hour (1 hour minimum).