



Appendix "B"

PLAN REVIEW FEES (2022)

The following rates for Plan Review are fees charged by PCS. All plans for new construction, additions, and alterations will be reviewed by PCS. These fees will be billed directly to the Building Owner, Contractor, or Architect by PCS. All plan review applications are available online at www.pcs-codes.com or by fax request.

All initial **Commercial** reviews will be completed within Thirty (30) business days from receipt. All initial **Residential** reviews will be completed within Fifteen (15) business days.

~~Compliance with the International Building Code~~ New Construction and/or Additions Complete Code Review ^{1,2,3}

USE GROUP	RATE	AREA
B, R-1, R-2, R-3	\$.15	First 15,000 s.f.
	\$.08	15,001 s.f. up to Total s.f.
A, E, H, I	\$.17	First 15,000 s.f.
	\$.10	15,001 s.f. up to Total s.f.
M	\$.15	First 12,000 s.f.
	\$.07	12,001 s.f. up to Total s.f.
F, S, U	\$.12	First 12,000 s.f.
	\$.07	12,001 s.f. up to Total s.f.
Single Family Dwelling And Townhouse (IRC)	\$ 150.00 per unit	Unlimited Area
Residential: Decks, Accessory Structures, Pools, etc.	\$ 50.00 per structure	Unlimited Area

¹ Renovations or Alterations to existing structures based on **75%** of New Construction Review Cost. (Commercial Only)


² Review fees reflect an initial review & review of one subsequent revision. Any additional required reviews will be conducted at 50% of the original review cost. (Commercial Only)

³ Square footage shall include the aggregate sum of each dissimilar floor level

Miscellaneous (Commercial Only)	
Minor commercial alterations ≤ 1000 S.F.	\$ 125.00 per hour
Stand Alone Mechanical, Plumbing, Electrical. All Fire Protection	\$ 125.00 per hour
Preliminary Review (Height & Area & Type of Construction)	\$ 125.00 per hour

- "A" Assembly Use Groups. This includes assembly occupancies. This is further designated as particular use groups including: A-1 Theaters and rooms with stages; A-2 dance halls & nightclubs where alcohol is served; A-3 restaurants and lecture halls where alcohol is not predominately served; A-4 place of worship
- "B" Business use. This includes office buildings, outpatient medical facilities, dry cleaning, professional business etc.
- "E" Education Use. Building where education is provided including schools, certain daycares & vocational training.
- "F" Factory Use. Buildings where production occurs.
- "H" Hazardous Use. Buildings where hazardous materials are manufactured stored or used in production.
- "I" Institutional Uses. Includes hospitals, rehab facilities, prisons etc.
- "M" Mercantile Uses. This includes buildings where the display of goods are sold.
- "R" Residential Uses. This includes building where persons reside and sleep. Further designated as: R-1 hotels/motels; R-2 non-transient occupants i.e. dormitories, boarding houses; R-3 are multi-family residences; R-4 single family and townhouses.
- "S" Storage Buildings
- "U" Utility buildings. This includes accessory structures, garages, barns

Appendix- C (2022)
RATES FOR INSPECTION SERVICES

<div style="display: flex; align-items: center;">  <div> INTERNATIONAL BUILDING CODE INSPECTON FEE SCHEDULE Fee Per Square Foot of Construction (Gross aggregate)^{1,2,5} </div> </div>		
Group	Description	Fee Per Square Foot
A-1	Assembly Theaters	.350
A-2	Assembly, nightclubs Assembly, restaurants, bars, banquet halls	.350
A-3	Assembly, churches	.350
	Assembly, general, community halls, libraries, museums	.375
A-4	Assembly, arenas	.350
B	Business	.450
E	Education	.400
F-1	Factory and Industrial, moderate hazard	.275
F-2	Factory and Industrial, low hazard	.275
H-1	High Hazard, explosives	.300
H-2 through H-4	High Hazard	.300
H-5	Hazardous Production	.300
I-1	Institutional, supervised environment	.375
I-2	Institutional, incapacitated	.375
I-3	Institutional, restrained	.400
I-4	Institutional, day care	.400
M	Mercantile	.325
R-1	Residential, hotels	.350
R-2	Residential, multiple family	.400
R-3^{3,4,6}	Residential, one & two family	.650
R-4	Residential, care/assisted living	.400
S-1	Storage, moderate hazard	.250
S-2	Storage, low hazard	.225
U	Utility, miscellaneous	.250

¹ Gross aggregate shall include the sum of the square footage of each floor including basement.

² Fee includes all UCC required inspections (Building general, mechanical, plumbing, energy, and accessibility). Change of use occupancy inspections, signs \$150.00 fee.

³ Square footage for residential one & two family dwellings shall be calculated based upon maximum building footprint including decks and porches. Additions to residential structures shall be the base rate per schedule Plus \$200.00

⁴ Manufactured (HUD) homes shall be inspected for a flat fee of \$450.00 plus \$200.00 where basement provided.

⁵ Alterations to existing structures shall be calculated at seventy-five percent 75% of the chart rate for the renovated area.

⁶ Decks, pools, roof replacement, etc. accessory to one and two family dwellings shall be inspected for a fee of \$160.00 + \$75 for inground pools. Roof & On-Ground PV systems \$235.

⁷ Communication towers and associated equipment shall be inspected for a flat fee of \$250.00 per tower.



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Itemized Fees for Installations/Alterations not relating to new work or additions

The following fees apply to the installation or alteration of fixtures common with electrical work. A fee of \$ 75 per inspection shall apply where an installation or inspection required is not listed below.

Residential Electrical Inspections (IRC)

***IRC Electrical installation inspections (2 site visits - *Rough inspection, Final inspection*)**

- Alterations and Additions \$ 175.00 [\$ 75 each additional inspection]
Plus
- All new Service Equipment up to 400A.....\$ 85.00 plus \$10 per meter

***IRC Electrical installation inspection (4 site visits - *Temporary, rough inspection, final inspection, Service*)**

- Complete Single Family Dwelling.....\$ 265.00 [\$ 65 each additional inspection]

Residential Electrical Work Other Than Additions/Alterations

***NEC installation inspection (1 Site Visit only)**

- Service Upgrade or Rewire.....\$ 85.00 plus \$ 10.00/meter over 1
- Solar PV.....\$ 235 + \$75 for new service
- Swimming Pools:.....Above Ground/Hot Tub...\$ 95.00
In-Ground.....\$ 175.00 [2 Site Visits]
- Heating/AC Equipment.....\$ 85.00/unit
- Generators.....\$ 135.00/unit
- Transformers.....\$ 80.00/unit
- Appliance (dishwasher, disposal etc.).....\$ 75.00/unit
- Septic, Grinders and related equipment.....\$250.00/unit

Commercial Electrical New Work/Alterations

- Cost per square foot of structure [up to 40,000 s.f.].....\$ 100 plus .10 x Gross S.F.

Commercial Electrical Work Other than New Work/Alterations

Electrical Services

- Temporary Service:.....\$ 85.00 (1 site visit)
- Permanent Service (up to 200 amp):.....\$ 85.00 (1 site visit)
(over 200 amp).....\$ 95.00 (1 site visit)
(each additional meter sockets).....\$ 15.00 per socket
- Signs.....\$ 95.00/unit
- Solar PV.....\$ 235 + \$25(each array over 4) + \$85 for new service
- Public Swimming Pool.....\$ 350.00
- Site Lighting.....\$ 80.00 *plus* \$ 5.00 fixture unit
- Fire Alarm.....\$ 265.00
- Individual Equipment.....\$ 55/ per fixture

* Additional inspections above minimum done at \$ 75 per additional visit



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Itemized Fees for Installations/Alterations not relating to new work or additions

Plumbing

Jurisdiction of Allegheny County Health Department

***HVAC*^{1,2}**

Gas piping & fixtures:	Residential	Commercial
➤ New work (gas oven, grills etc).....	\$ 85.00	\$95.00
➤ New work over 5 fixtures.....	\$ 95.00	\$145.00
Equipment Installation:		
➤ Furnace or Heating Unit	\$75.00/unit	\$95.00/unit
➤ Type I or Type II Hood System		\$125.00/unit
➤ New/Replaced Duct Systems (Res & Comm)	\$95.00 + .01 x Cost of Duct System	

¹ Pricing includes 2 site inspections: (1 rough, 1 final)

² Additional inspections required above minimum done at \$45 per additional visit

***Fire Protection*^{1,2}**

Fire Suppression System	Residential	Commercial
>>All Fire Suppression Systems	\$205.00	\$350.00
Fire Alarm Systems		
>> Required or Non-Required	\$95.00	\$275.00

¹ Pricing includes 2 site inspections: (1 rough, 1 final)

² Additional inspections required above minimum done at \$45 per additional visit