

TULPEHOCKEN TOWNSHIP, BERKS COUNTY, PENNSLVANIA

RESOLUTION 2010 - 8

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF TULPEHOCKEN TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, APPOINTING THE BUILDING CODE ENFORCEMENT OFFICER FOR TULPEHOCKEN TOWNSHIP AND ESTABLISHING THE FEE SCHEDULE FOR THE BUILDING CODE ENFORCEMENT OFFICER**

BE IT RESOLVED by the Board of Supervisors of Tulpehocken Township, Berks County, Pennsylvania as follows:

WHEREAS, it is the intention of Tulpehocken Township to appoint the firm of Commonwealth Code Inspection Service, Inc. to serve at the pleasure of the Board as Building Code Enforcement Officer for the Township and to establish the fees of the Building Code Enforcement Officer;

NOW, THEREFORE, it is hereby resolved by the Board of Supervisors of Tulpehocken Township that the Building Code Enforcement Officer for Tulpehocken Township shall be Commonwealth Code Inspection Service, Inc.

The fees for the Township Building Code Enforcement Officer are attached. Addition to the fee charge by Commonwealth Code Inspection Service, Inc the Township will charge 20% of BCO's fee to cover administrative costs.

RESOLVED and ADOPTED by the Board of Supervisors of Tulpehocken Township in lawful session assembled, this 13 day of September, 2010.

Tulpehocken Township Board of Supervisors

Paul S. White  
Chairman

Richard Kramer  
Member

John A. Kistner  
Member

Attest:

Kathy Boetz  
Secretary

# Commonwealth Code Inspection Service, Inc.

176 Doe Run Rd.  
Manheim, Pa. 17545

800-732-0043 Phone  
717-272-5759 , 6-8 AM TO SCHEDULE INSPECTIONS

717-664-4953 Fax  
[www.ccisoffice@dejazzed.com](mailto:www.ccisoffice@dejazzed.com)

Permit #

Attn.;

PROJECT NAME:  
ADDRESS:

**Description TO CONSTRUCT SFD**

---

The plan review and inspection cost breakdown is as follows:

	SUBTOTAL
Plan Review	\$ 50.00
Footing	\$ 50.00
Foundation	\$ 50.00
Framing	\$ 50.00
Plumbing	\$ 50.00
Electrical	\$ 50.00
Mechanical	\$ 50.00
Energy	\$ 50.00
Bonding        Pool	\$ 0.00
Fence         Pool	\$ 0.00
Final	<u>\$ 50.00</u>
TOTAL =	\$ 450.00

Please Call Me if you have any questions.

L & I Fee

\$ 4.00

Thank You,

***Dwayne R Horst***

Dwayne R Horst

Building Inspector / Plan Reviewer

Total

\$ 454.00

December 23, 2009

### Commercial Inspection and Plan Review Fees

The fee schedule for inspections is based upon the latest building valuation data report of square foot construction costs published in the BOCA Magazine, with a regional modifier applied.

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

#### Projects with a total construction cost of \$500,000.00 to \$2,000,000.00

$$\begin{array}{r} \text{Total construction cost X .2\% = insurance cost} \\ + \quad \text{Estimated length of project in weeks X \$50. = labor \& \text{ travel cost}} \\ \hline = \quad \text{Total} \end{array}$$

Example for a 1.2 million dollar project; 1 year start to finish.

$$\begin{array}{r} 1,200,000.00 \text{ X } .2\% \quad = \$2400.00 \\ 52 \text{ weeks X } \$50.00 \quad = \$2600.00 \\ \hline \text{Total} \quad = \$5000.00 \end{array}$$

#### Projects with a total construction cost of \$2,000,000.00 to \$6,000,000.00

$$\begin{array}{r} \$4000.00 + [(Total construction cost - \$2,000,000) \text{ X } .09\%] = \text{insurance cost} \\ + \quad \text{Estimated length of project in weeks X } \$45. = \text{labor \& \text{ travel cost}} \\ \hline = \quad \text{Total} \end{array}$$

#### Projects over \$6,000,000

$$\begin{array}{r} \$7600.00 + [(Total construction cost - \$6,000,000) \text{ X } .08\%] = \text{insurance cost} \\ + \quad \text{Estimated length of project in weeks X } \$40. = \text{labor \& \text{ travel cost}} \\ \hline = \quad \text{Total} \end{array}$$

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

General residential (R-3 & R-4) housing and additions -	\$30. per hour
Small alterations ( residential decks, fences, porches, sheds etc...)-	\$15. minimum

We will perform commercial plan reviews as time and circumstances allow. Our Commercial Plan review fees are calculated according to the \*B.O.C.A. PLAN REVIEW FEE SCHEDULE\* X 80% as follows:

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

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. or other APPROVED plan reviewer.

Projects with a value of over \$ 10,000,000.00 may be eligible for special rates. Please contact Commonwealth Code Inspection Service for further information.



**Estimated Construction Value \$ 1,125,000. 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.)**

(Gross Area X Gross Area Modifier X Type of Construction Factor indicated in the November/December 1997 BOCA Magazine = Estimated Construction Value)

(Gross area modifier of 67 is based on the average building cost per square foot.)

**Plan review for mechanical, plumbing, electrical is computed at 25% of the building plan review fee for each discipline. (\$150 minimum)**

**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**

**Example:**

Type of Construction: 2C  
 Use Group: B  
 Height: 3 stories, 35 feet  
 Area/Floor: 10,000 sq. ft.

<b>Solution</b>		
1	Gross square footage: 3 stories X 10,000 square feet	30,000 sq. ft.
2	Compute estimated construction value	
	Type of construction factor	1.02
	Gross area modifier	67
	Estimated construction value (30000 X 1.02 X 67	\$2,050,200.00
3	Compute plan review fee	
	Building: \$1,875 + (2,050,200 - \$1,250,000) X (.0005)	\$2,275.00
	Mechanical, Plumbing, Electrical: (.25 X \$2,275) X 3	\$1,706.25
4	Total BOCA plan review fee	\$3,981.25
5	Commonwealth Discount fee: X .80	\$3,185

\* This formula does not reflect changes that BOCA 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 BOCA reviews.

Plan reviews covering the requirements of mechanical and plumbing codes are available, each for a fee of 25% of the applicable building code review fee. Plan reviews for the requirements of the electrical code shall be provided at a fee of 35% of the applicable building code review fee, excluding reviews for any use included in the I (Institutional) use group classification. Reviews done for the excluded use classification shall be based upon the degree of complexity

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.