RESOLUTION 2021 - 04


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

WHEREAS, it is the intention of Bethel 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 from January 4th, 2021 through the date of the Reorganization Meeting to be held January of 2022;

NOW, THEREFORE, it is hereby resolved by the Board of Supervisors of Bethel Township that the Building Code Enforcement Officer for Bethel Township from January 4th, 2021 through the date of the Reorganization Meeting to be held in January of 2022 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 Bethel Township in lawful session assembled, this 4th day of January, 2021 A.D.

Bethel Township Board of Supervisors

[Signatures]

Attest:

[Signature]

Jayne K. Seifrit, Secretary/Treasurer
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 fee 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).
CONSOLIDATED COMMERCIAL FEE SCHEDULE

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*

\[
\text{Total construction cost } \times 0.002 = \text{insurance cost} \\
+ \quad \text{Estimated length of project in weeks } \times 50 = \text{labor & travel cost} \\
= \quad \text{Total} \\
or \quad \text{no less than } $50. \text{ Per trip based on scope and complexity of the project.}
\]

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

\[
\text{Total construction cost } \times 0.002 = \text{insurance cost} \\
+ \quad \text{Estimated length of project in weeks } \times 50 = \text{labor & travel cost} \\
= \quad \text{Total} \\
or \quad \text{no less than } $50. \text{ Per trip based on scope and complexity of the project.}
\]

Projects with a total construction cost of > $2,000,000.00 to $6,000,000.00*

\[
\$4000.00 + [(\text{Total construction cost } - \$2,000,000) \times 0.0009] = \text{insurance cost} \\
+ \quad \text{Estimated length of project in weeks } \times 45 = \text{labor & travel cost} \\
= \quad \text{Total}
\]

Projects with a total construction cost of > $6,000,000.00 to $10,000,000.00*

\[
\$7600.00 + [(\text{Total construction cost } - \$6,000,000) \times 0.0008] = \text{insurance cost} \\
+ \quad \text{Estimated length of project in weeks } \times 40 = \text{labor & travel cost} \\
= \quad \text{Total}
\]

Projects with a total construction cost of > $10,000,000.00 to $30,000,000.00*

\[
\$10800.00 + [(\text{Total construction cost } - \$10,000,000) \times 0.00075] = \text{insurance cost} \\
+ \quad \text{Estimated length of project in weeks } \times 40 = \text{labor & travel cost} \\
= \quad \text{Total}
\]

Projects with a total construction cost of >$30,000,000.00 to $50,000,000.00*

\[
\$25800.00 + [(\text{Total construction cost } - \$30,000,000) \times 0.0007] = \text{insurance cost} \\
+ \quad \text{Estimated length of project in weeks } \times 40 = \text{labor & travel cost} \\
= \quad \text{Total}
\]
Projects with a total construction cost of >$50,000,000.00 to $100,000,000.00*

\[
\begin{align*}
\text{insurance cost} &= \frac{(\text{Total construction cost} - 50,000,000) \times .0065}{\text{Estimated length of project in weeks}} \times 40 \\
\text{Total} &= \frac{(\text{Total construction cost} - 50,000,000) \times .0065}{\text{Estimated length of project in weeks}} \times 40 + \text{insurance cost}
\end{align*}
\]

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

\[
\begin{align*}
\text{insurance cost} &= \frac{(\text{Total construction cost} - 100,000,000) \times .0006}{\text{Estimated length of project in weeks}} \times 40 \\
\text{Total} &= \frac{(\text{Total construction cost} - 100,000,000) \times .0006}{\text{Estimated length of project in weeks}} \times 40 + \text{insurance cost}
\end{align*}
\]

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

\[
\begin{align*}
\text{insurance cost} &= \frac{(\text{Total construction cost} - 200,000,000) \times .00055}{\text{Estimated length of project in weeks}} \times 40 \\
\text{Total} &= \frac{(\text{Total construction cost} - 200,000,000) \times .00055}{\text{Estimated length of project in weeks}} \times 40 + \text{insurance cost}
\end{align*}
\]

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

\[
\begin{align*}
\text{insurance cost} &= \frac{(\text{Total construction cost} - 350,000,000) \times .0005}{\text{Estimated length of project in weeks}} \times 40 \\
\text{Total} &= \frac{(\text{Total construction cost} - 350,000,000) \times .0005}{\text{Estimated length of project in weeks}} \times 40 + \text{insurance cost}
\end{align*}
\]

The inspection fees for Mechanical, Plumbing, Electrical, Energy, Accessibility and Fire Protection are computed at 25 percent of the Building inspection fee for each discipline. Multiple prime contracts will be computed the same as a building inspection fee and combined prime contract fees shall be no less than a single contract fee, distributed on a percentage of total basis.

**Inspection Fee Example:**
- Type of Construction: 2C
- Use Group: B
- Height: 1 story, 12 feet
- Area/Floor: 10,000 sq. ft.

<table>
<thead>
<tr>
<th>Solution</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Gross square footage: 1 story X 10,000 square feet</td>
</tr>
<tr>
<td>2. Compute estimated construction value</td>
</tr>
<tr>
<td>Type of construction factor</td>
</tr>
<tr>
<td>Gross area modifier</td>
</tr>
<tr>
<td>Estimated construction value (30000 X 1.02 X 67)</td>
</tr>
<tr>
<td>3. Compute plan review fee</td>
</tr>
<tr>
<td>Building: $683,400 X .002</td>
</tr>
<tr>
<td>Mechanical, Plumbing, Electrical: (.25 X $1366.80) X 3</td>
</tr>
<tr>
<td>4. Total inspection fees</td>
</tr>
<tr>
<td>5 Commonweath Discount fee: X .80 (if applicable)**</td>
</tr>
</tbody>
</table>

* 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.)

Plan review for mechanical, plumbing, electrical, energy, accessibility and fire protection 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.

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

<table>
<thead>
<tr>
<th>Solution</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Gross square footage: 3 stories X 10,000 square feet 30,000 sq. ft.</td>
</tr>
<tr>
<td>2</td>
<td>Compute estimated construction value Regional Modifier 1.02</td>
</tr>
<tr>
<td></td>
<td>Square foot cost of construction 67</td>
</tr>
<tr>
<td>3</td>
<td>Estimated construction value (30000 X 1.02 X 67) $2,050,200.00</td>
</tr>
<tr>
<td>4</td>
<td>Compute plan review fee Building: $1,875 + (2,050,200 - $1,250,000) X (.0005) $2,275.00</td>
</tr>
<tr>
<td></td>
<td>Mechanical, Plumbing, Electrical: (.25 X $2,275) X 3 $1,706.25</td>
</tr>
<tr>
<td></td>
<td>Total ICC Based plan review fee $3,981.25</td>
</tr>
</tbody>
</table>

* (Gross area modifier of 67 as example, actually based on the average building cost per square foot in the geographic area.)
- 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.
- 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 1 (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.
- 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.
- Expedited or “fast track” plan reviews may be available as time and work-load allow. Expedited plan reviews shall be charged at 150% of the regular rate.
- CHECKS FOR PLAN REVIEW FEES SHALL BE MADE PAYABLE TO: Commonwealth Code Inspection Service, Inc. (CCIS).