

Uniform Construction Code

Fees Under Contract with Building Inspection Underwriter

To an extent, the Pennsylvania Construction Code adds requirements that previously did not exist. All Pennsylvania municipalities are required, under the Code, to elect whether they will or will not enforce the UCC. Whether or not a municipality elects to enforce the UCC, the Code's standards governing construction and other activities subject to the UCC will apply, and this work would have to be inspected. If a municipality elects not to enforce the UCC, owners who engage in construction and other activity regulated by the UCC would have to find and pay a firm to inspect work and do other activities.

The Supervisors of Millcreek, Harborcreek and Fairview all understood that the Townships were best serving their residents' interest by electing to enforce the UCC. The question became how to do this as efficiently and inexpensively as possible.

- The Townships could have decided to administer and enforce the UCC themselves. This would have required that all of the Townships hire new personnel to do this work. None of the Townships' Supervisors believed that this was the most efficient or cost-efficient way to meet their responsibilities.
- Municipalities are allowed to contract with third parties to perform the administrative, inspection and enforcement work that the UCC involves.
- The Supervisors of Millcreek, Harborcreek and Fairview looked at the Uniform Construction Code, which itself is intended to establish uniform standards for construction and other activities, as an opportunity to create a uniform *process* so that property owners, builders and other contractors can do work in these three large townships without having to contend with different procedures.
- The Supervisors also believed that if these three large municipalities worked together to create an inter-municipal system, their residents could save money by what, in effect, would be a volume buying discount.

Millcreek, Harborcreek and Fairview worked to develop a joint request for proposals that would obtain from interested firms as much detail regarding pricing for services as was possible. The Townships also paid close attention as they developed the inter-municipal system to avoid adding requirements that would simply increase the cost of these services.

Whether the Townships elected to leave it up to owners to retain a firm, or to hire staff to do the work themselves or retain a firm to do the work, fees for the work would be payable by those who are engaged in construction and other activity regulated by the UCC would pay. Because a third party firm has been retained, fees will be paid to Building Inspection Underwriter of Pennsylvania, Inc. as the building code official.

The Townships' contract with BIU establishes a fee schedule that will remain in effect during the 3-year contract term. Many of these fees are all-inclusive, in that what might appear to be an "inspection fee" really includes fees for plan reviews, issuing permits and certificates, doing reinspections and the like. One advantage of BIU's proposal was that it did not involve additional fees when the inspector must go back a second time for an inspection. This should reduce owners' costs and makes it more likely that actual fees can be calculated up front. The schedule of fees in the Townships' contract with BIU follows.

CONTRACT BUDGET INFORMATION

Except as specifically indicated otherwise, the stated fees for building, electrical, plumbing, mechanical and other inspections below shall include fees for performance of all services as Building Code Official under this Agreement.

<u>Description of Service</u>	<u>Fee or Rate</u>
Building Inspections:	
Residential - single family	15¢ per square foot
Residential - 2-family	15¢ per square foot
Residential - multi-family	15¢ per square foot
Residential - additions	15¢ per square foot
Residential - alteration and repairs	1.5% of construction cost
Utility and miscellaneous use groups	1.5% of construction cost
Commercial - new construction	25¢ per square foot
Commercial - additions	25¢ per square foot
Commercial - alterations and repairs	2.5% of construction cost
Industrial - new construction	25¢ per square foot
Industrial - additions	25¢ per square foot
Industrial - alterations and repairs	2.5% of construction cost
School/institutional - new construction	25¢ per square foot
School/institution - additions, alterations	25¢ per square foot
Demolition	\$50.00
Signs	\$25.00 + \$2.00 per square foot
Other	\$50.00 minimum

NOTE 1: Fees are established on the basis of per square foot of "Gross Floor Areas" (GFA), which includes total square footage of all floors within the perimeter of the outside walls, including basements, cellars, garages, roofed patios, breezeways, covered walkways and attics with a floor to ceiling height of 6' 6" or more.

NOTE 2: Fees are for services during normal working hours on regular business days.

Electrical Inspections:Fee or Rate

Rough wire - 1 to 25 outlets	\$15.00
Rough wire - each additional outlet	50¢
Finish wire - 1 to 25 outlets	\$15.00
Finish wire - each additional outlet	50¢
Service meter equipment - 200 amp or less	\$40.00
Service meter equipment - 201-400 amp	\$55.00
Service meter equipment - over 400 amp	Additional \$15.00 per 100 amps
Single family dwelling not over 200 amp	\$70.00
Single family dwelling alterations/additions	
Single family dwelling occupancy safety, repairs and installations	
Range/Dryer	\$10.00
Electric Heater or Hot Water	\$10.00
Garbage Disposal/Dishwasher	\$10.00
Residential Air Conditioning	\$10.00
Other	\$50.00 minimum
Swimming Pools/Hot Tubs	\$45.00
Above-ground pools	\$45.00
In-ground pools	\$60.00 - wiring \$40.00 - bonding
Temporary Installations	\$100.00
Heating/Cooling/Transformers, Generators, Electric Furnaces, Welders, Motors, etc.	
1 kw, hp or kva	\$12.00
1.1-20 kw, hp or kva	\$25.00
20.1-40 kw, hp or kva	\$30.00
40.1-75 kw, hp or kva	\$35.00
75.1-100 kw, hp or kva	\$50.00
Over 100 kva	Additional \$1.00 per kva
Electric Signs	\$45.00
Signaling, Communication and Alarm Systems	
1-10 devices	\$40.00
Each additional device	\$ 1.00
Minimum fee (if any)	\$50.00

Plumbing Inspections:Fee or Rate

Residential - first 5 fixtures	\$40.00
- each additional fixture	\$ 8.00
- sewer	\$50.00
- water service	\$50.00
- water heater	\$ 8.00
- appliances (washer, dishwasher, disposal, etc.)	\$ 8.00

Commercial/Industrial:

- first 5 fixtures	\$40.00
- each additional fixture	\$ 8.00
- sewer	\$50.00
- water service	\$50.00
- water heater	\$ 8.00
- appliances	\$ 8.00

Other \$50.00 minimum

Mechanical Inspections:Fee or Rate

Water heaters	All based on cost of construction:
Boilers	
Circulating or condensate pumps	\$40.00 for 1 st \$1,000 of cost
Exhaust fans, return air fans	\$10.00 for each additional \$1,000 cost
Heat exchangers and incinerators	
Air handling units/chillers	
Gas piping system	
Fuel oil piping system	
Chimneys and vents	
Underground snow-melt systems	
Grease removal system	
Solar heating and cooling systems	
Flammable/combustible liquid storage	
Dust collectors	
Other	\$50.00 minimum fee

Manufactured/Modular Home Inspections:	<u>Fee or Rate</u>
Electrical	\$50.00
Plumbing	\$50.00
Heating	\$50.00
Other	\$50.00
 Other Services:	 <u>Fee or Rate</u>
_____ Review of permit application	No charge
Review of construction plan	No charge
Issuance of inspection reports	No charge
Action on request for time extension, etc.	No charge
Administrative services	No charge
Enforcement actions	No charge
Participation in board of appeals hearings	No charge
Prosecution of and participation in District Justice and Court proceedings	No charge
Communications with municipal officials	No charge
Communications with builders, owners in course of performing services	No charge
Public education efforts	No charge
Provision of materials, guidelines	No charge
Plan review, inspection services for construction by Municipalities	No charge
Issuance of UCC certificate of occupancy	No charge
All other administrative services	No charge
Overtime fees for inspections performed outside normal business hours	\$50.00 per hour; 3-hour minimum

Fee Payments/Submissions:

Applicants for UCC construction permits shall submit with such applications a deposit, payable to the Contractor, in the full amount of fees due for the requested matter, which shall be held and applied by the Contractor in accordance with the schedule of fee and actual services rendered. The Contractor shall have authority to request payment of additional deposit sums if the initial or prior deposit balance becomes insufficient to defray the remaining fees due in the project. The Contractor may suspend work on a project until fees or deposit sums are paid, with notice of such suspension to be given to the applicant. All sums remaining in a deposit account after payment of fees due to the Contractor shall be refunded promptly by the Contractor to the deposit payor.

_____Construction and other plans and applications for UCC construction or other permits may be submitted, with the required fee payment as determined by the Contractor, to the respective Municipality's zoning officer, or directly to the Contractor.

Plans and requests for inspection as to electrical, mechanical, plumbing or other matters which do not require issuance of a zoning or other permit by the Municipality shall be submitted, together with required fee payments, directly to the Contractor.

The Contractor shall be responsible for collecting, in addition to fees due to it for services under this Contract, all fees, surcharges and/or taxes imposed by the Commonwealth of Pennsylvania, the Municipality or other governmental body on permits, certificates or services under this Contract and for remitting to the appropriate governmental entity(ies) such monies, returns and reports as may be due and required.

All fees due to the Contractor under this Agreement shall be paid by the applicants for permits. The Contractor shall not impose any fee upon the Municipalities, or any of them, for services rendered pursuant to this Contract.