



2017
Effective January 1, 2017
Township of Robinson
Commercial Plan Review and Inspection Fees

The following fees are in addition to the existing Township of Robinson fees of \$114.00 for the first one thousand dollars of construction costs and \$5.75 for each additional thousand dollars or portion thereof construction costs thereafter, which the Township will retain for permit processing, record keeping.

1) New Construction and Change of Use Group (Combined Construction Document Review & Inspection Fees).

Use Group

- B (Business) at 15,000 square feet or less = \$0.982 per sq. ft. (\$0.640 pln. rvw. & \$0.342 insp.)
 Data Centers, Telecommunications, Computer Rooms and Facilities Add \$.50 sq. ft.
- E (Educational) at 15,000 square feet or less = \$0.909 per sq. ft. (\$0.592 pln. rvw. & \$0.317 insp.)
- M (Mercantile) at 15,000 square feet or less = \$0.935 per sq. ft. (\$0.612 pln.rvw.&\$0.323 insp.)
- R1 (Hotel), R2 (Multiple Family) at 15,000 square feet or less = \$0.897 per sq. ft (\$0.583 pln. rvw. &\$0.314 insp.)
- R4 – (Per Dwelling unit) (\$302.50 pln.rvw.& \$121.00 each insp.)

Greater than 15,000, up to 25,000 square feet = \$13,107.60 + .873 per sq ft; per sq. ft. for the building area over 15,000 sq. ft. Greater than 25000 sq ft up to 50000 sq ft= \$21,862.50 + .630 per sq ft for the building area over 25,000 sq. ft. Greater than 50,000 up to 100,000= \$37,591.40 + .464 per sq. ft. for the building area over 50,000 sq. ft. ; 100,000 sq ft+ = \$60,817.90 + .385 per sq ft over 100,000.
 (65% for plan review & 35% for inspection) for use with fee payment schedule.

Minimum fee \$ 618.00

Use Group

- A (Assembly) at 10,000 square feet or less = \$0.991 per sq. ft. (\$0.640 pln.rvw.&\$0.351 insp.)
- I (Institutional) at 10,000 square feet or less = \$0.814 per square feet. (\$0.528 pln.rvw. &\$0.286 insp.)
- H (High Hazard) at 10,000 square feet or less = \$1.19 per square feet. (\$0.782 pln.rvw.&\$0.417 insp.)

Greater than 10,000 square feet = \$9,709.70 plus \$0.788 per sq. ft. for the building area over 10,000 sq. ft.
 (65% for plan review & 35% for inspection) for use with fee payment schedule.

Minimum fee \$ 618.00

Use Group

- F (Factory) at 20,000 square feet or less = \$0.730 per sq. ft. (\$0.471 pln.rvw.&\$0.259 insp.)
- S (Storage) at 20,000 square feet or less = \$0.588 per sq. ft(\$0.383 pln.rvw.&\$0.205 insp.).
- U (Miscellaneous) at 20,000 square feet or less = \$0.565 per sq. ft. (\$0.356 pln.rvw.&\$0.209 insp.)

Greater than 20,000 square feet = \$10,679.90 plus \$0.513 per sq. ft. for the building area over 20,000 sq. ft.
 (65% for plan review & 35% for inspection) for use with fee payment schedule.

Minimum fee \$618.00

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Shell Only Review is 50% of overall Use Group Fee Above. (New Construction)

Plain Box Tenant Space Review is 65% of overall Use Group Fee Above, and includes: lighting, heating, sprinklers.

Tenant fit-outs of shell and core projects shall be charged at 35% or 50% of overall Use Group Fee above, based on plain box fit out or shell only, plus an additional \$0.155 a square foot. **Tenant fit outs** are charged as listed plus \$600.00.

2) **Existing Construction** (Combined Construction Document Review & Inspection Fees for Interior remodel and alterations of buildings or tenant spaces which have been previously occupied.)

Use Group

- B (Business) at 15,000 square feet or less = \$0.707 per sq. ft. (\$0.464 pln.rvw.&\$0.243 insp.)
Data Centers, Telecommunications, Computer Rooms and Facilities Add \$.50 sq. ft.
- E (Educational) at 15,000 square feet or less = \$0.658 per sq. ft. (\$0.430 pln.rvw.&\$0.228 insp.)
- M (Mercantile) at 15,000 square feet or less = \$0.679 per sq. ft. (\$0.442 pln.rvw.&\$0.237 insp.)
- R1 (Hotel), R2 (Multiple Family) at 15,000 square feet or less = \$0.589 per sq. ft. (\$0.385 pln.rvw.&\$0.204 insp.)
- R3 & R4 – (Per Dwelling unit) (\$268.00pln.rvw.&\$107.00 each insp.)

Greater than 15,000, up to 25,000 square feet = \$9,925.30 plus \$0.656 per sq. ft. for the building area over 15,000 sq. ft.

25,000 up to 50,000 square feet = \$16,497.80 plus \$0.459 per sq. ft. for the building area over 25,000 sq. ft.

50,000 square feet up to 100,000 sq ft = \$27,997.20 plus \$0.371 per sq. ft. for the building area over 50,000 sq. ft. ;

Greater than 100,000 sq ft= \$46,578.40 + \$0.237 per sq ft for the building area over 100,000 sq ft (65% for plan review &35% for inspection) fee payment schedule.

Minimum fee \$ 450.00

Use Group

- A (Assembly) at 10,000 square feet or less = \$0.707 per sq. ft. (\$0.460 pln.rvw.&\$0.247 insp.)
- I (Institutional) at 10,000 square feet or less = \$0.589 per square feet. (\$0.386 pln.rvw.&\$0.203 insp.)
- H (High Hazard) at 10,000 square feet or less = \$0.872 per square feet. (\$0.567 pln.rvw.&\$0.305 insp.)

Greater than 10,000 square feet = \$7,609.70 plus \$0.577 per sq. ft. for the building area over 10,000 sq. ft.

(65% for plan review &35% for inspection) fee payment schedule.

Minimum fee \$ 450.00

Use Group

- F (Factory) at 20,000 square feet or less = \$0.548 per sq. ft. (\$0.355 pln.rvw.&\$0.193 insp.)
- S (Storage) at 20,000 square feet or less = \$0.442 per sq. ft. (\$0.287 pln.rvw.&\$0.155 insp.)
- U (Miscellaneous) at 20,000 square feet or less = \$0.423 per sq. ft. (\$0.318 pln.rvw.&\$0.105 insp.)

Greater than 20,000 square feet = \$7,777.00 plus \$0.371 per sq. ft. for the building area over 20,000 sq. ft.

(65% for plan review &35% for inspection) fee payment schedule.

Minimum fee \$450.00

3) **Deferred Submittal** (Fire Alarm, Sprinkler, Cooking Hood, Special Suppression Systems - All Use Groups)

- Plan review and (1) inspection for fire alarm or sprinkler for Buildings Under 10,000 sq/ft. - \$200.00.
- Buildings over 10,000 sq/ft. are \$.02 sq/ft. for fire alarm or sprinkler. Includes (2) inspections.
- Special suppression systems, per unit, room, or system device. \$ 200.00
- Commercial Cooking Hoods, mechanical shop drawing review and (2) inspections. Each hood. \$375.00

4) **Fire Code Inspection** (Robinson Township Fire Service Fees for buildings or structures damaged as a result of a fire, and

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for the witnessing of fire and sprinkler annual systems testing.)

Weekday Daytime hours: \$60.00/hr. (2.0 hr. min)
Weekday Off hours: \$75.00/hr. (2.5 hr. min)
Weekend hours: \$95.00/hr. (3.0 hr. min)
Weekday Daytime hours are 7:30 am to 4:30 pm Monday thru Friday.

5) Miscellaneous Systems and Equipment (Robinson Township review and inspection fees for buildings or structures where individual units of equipment, systems, or components are replaced or modified, and are not part of an overall alteration to a space.)

Miscellaneous Systems shall be calculated using one of the following methods: (whichever is greater)

a) Hourly billing (when not defined in "b" or "c "below)

Weekday daytime hours: \$60.00/hr. (2.0 hr. min)
Weekday off hours: \$75.00/hr. (2.5 hr. min)
Weekend hours: \$95.00/hr. (3.0 hr. min)

Weekday daytime hours are 7:30 am to 4:30 pm Monday thru Friday.

b) Square footage costs as a portion of the fees listed in item # 1 above.

Review and inspection fees (by trade) for repairs and replacement of systems:

General 54% of Plan Review fee. (Includes: Accessibility and Energy)
Mechanical 12% of Plan Review fee.
Electrical 25% of Plan Review fee.

c) Per component or devices Installed for HVAC, Piping, or Electrical systems.

Fees are per subcode (M, E, P) each unit cost is a separate fee for rough and final inspection, minimum \$100.00 per sub code.

All use Groups, except use Group I (Institutional), which is 1.25% fees listed below

Services, Meters, Electrical devices.

Devices, outlets, fixtures and motors to 1 HP.
1 to 15 devices \$25.00
15 to 100 devices \$51.00
Each additional 200 devices add \$47.00.

Special systems, (Smoke removal, signal system, pumping stations)

1 to 20 devices \$30.00
21 to 100 devices \$51.00
Each additional 100 devices add \$41.00

Electrical Services

- 100 AMP or less \$30.00

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- 200 AMP or less \$40.00
- 400 AMP or less \$51.00
- 800 AMP or less \$67.00
- Over 800 AMP \$124.00

HVAC Equipment VAV and units under 1 HP

- Each \$25.00

Transformers, Capacitors, Motors, Generators, HVAC Equipment Over 1 HP or KVA

- Disconnect ratings
- Based on Electric up to 100 AMP \$28.00
- Over 100 up to 200 AMP \$40.00
- Over 200 up to 400 AMP or less \$51.00
- Over 400 up to 800 AMP or less \$68.00
- Over 800 AMP \$140.00

Sub-Panels or Feeders (Electrical Systems only)

- Up to 100 AMP \$23.00
- Over 100 up to 200 AMP \$28.00
- Over 200 up to 400 AMP or Less \$49.00
- Over 400 up to 800 AMP or less \$51.00
- Over 800 AMP \$72.00

Building Mounted Signs

- 100 AMP or less \$12.00
- 200 AMP or less \$15.00
- 400 AMP or less \$23.00
- 800 AMP or less \$37.00
- Over 800 AMP \$61.00
- Remote Signs and Kiosk add \$36.00

Power Outlets Over 30 AMPS

- Up to 5 to 10 outlets \$41
- Over 10 outlets \$7.00 each.

Swimming Pools

- Grounding certification (pass or fail) \$312.00 each - commercial pools.

Piping, Mechanical Distribution System Ductwork

Ductwork

- Up to 6" \$26.00 plus \$0.18 /L.F.
- 7" to 15" \$21.00 plus \$0.23 /L.F.
- 16" to 24" \$26.00 plus \$0.28 /L.F.
- 25" to 48" \$42.00 plus \$0.33 /L.F.
- Over 49" \$52.00 plus \$0.43 /L.F.

Refrigerant Piping

- Under 2" \$26.00 plus \$0.23 /L.F.
- 2" to 4" \$47.00 plus \$0.44 /L.F.
- 4" to 8" \$68.00 plus \$0.59 /L.F.
- 8" and over \$78.00 plus \$0.70 /L.F.

Mechanical Piping (Hydronic – Steam)

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- Up to 2" \$26.00 plus \$0.18 /L.F.
- 2" up to 4" \$36.00 plus \$0.28 /L.F.
- 4" to 6" \$47.00 plus \$0.36 /L.F.
- 6" and over \$67.00 plus \$0.46 /L.F.

Gas Piping

- Low Pressure up to 1.0lbs \$26.00 plus \$0.18 /L.F.
- 1.1 lbs. pressure up to 5 lbs. \$47.00 plus \$0.30 /L.F.
- Greater than 5 lbs. \$67.00 plus \$0.46 /L.F.

Fee Payment Schedule:

The plans review and field inspection fees shall be paid to PEI directly by Owner, his professionals or the Owner's agent, and shall be paid in full prior to issuance of permit for all fees under \$10,000.00

Calculated fees exceeding \$10,000.00 and projects with a 6 month construction duration or longer are to be paid by the Owner as follows: 25% of the total fee shall be deposited with PEI for the initial start of the plans review process, and an additional 40% of the overall fee shall be due at the completion of the plans review process. The remaining 35% of the overall fee shall be billed in (3) stages over the construction period at, 12%, 12%, and final.

Re- review of changes made to the drawings or field changes after issuance of permit drawings shall be invoiced per the attached hourly Rate Schedule "A".

Payment of Additional Services. Payment shall be made within 15 days following the later of (a) the end of any applicable calendar month or (b) the submission of a written invoice to Client. Refer to attached "PEI Rate Schedule A".

Additional work may be performed on a negotiated Lump Sum Basis or in accordance with PEI's Schedule "A" rates enclosed

Reimbursable. Certain expenses such as mailings, copies, printing, or long distance telephone calls, if required, shall be invoiced separately. Mileage shall be billed at the published federal rate which is currently \$ 0.54.5 a mile.

Cancellation Policy & Fees (Inspection Penalty)

Inspections not canceled by 4:00 pm on the day prior to the scheduled inspection and work not corrected from previously failed inspections, upon failed re-inspection of the same item or system, shall be subject to a cancellation fee of \$75.00 per incident.





SCHEDULE A

Schedule of Rates for Plans Examiners, Inc. Personnel

2017 Time Basis Billing
Effective January 1, 2017

<u>Position</u>	<u>Billing Rates</u>
Administration	\$50-60
Plans Reviewer I	\$85-115
Plans Reviewer II	\$110-145
Plans Reviewer III	\$115-150
Inspector I	\$90-120
Inspector II	\$110-145
Inspector III	\$115-150
Graphic Technician	\$85.00 Flat Rate
Manager	\$120-160
Principal	\$245.00 Flat Rate

The above rates indicate direct salary per hour ranges of PEI Inspector, Consultant, Plan Examiners which are subject to change after December 31, 2017. (Add 4% per year after 2017)

Schedule of rates for miscellaneous consultants will be furnished on a project basis. These rates are used on time basis compensation agreements and for authorized time basis additional services.

Z:Schedule A- 2017

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