

**Comprehensive Inspection Agency  
(CIA)**

**RESIDENTIAL & COMMERCIAL  
FEE SCHEDULE**

**Year 2024**

**Phone: 570-621-8425 / Fax: 570-385-3010**

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Phone: 570-573-2825

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**RESIDENTIAL FEES**

BUILDING / MISCELLANEOUS	
Plan Review	\$ 0
New Construction and Additions / Manufactured and Industrialized Dwellings*	\$100 plus \$0.18 per square foot (sq. ft.) of Gross Floor Area (GFA) <sup>1</sup> <b>(\$100 minimum / \$250 minimum*)</b>
Alteration, Renovations & Repairs (if applicable)	1.2% of construction cost <b>(\$100 minimum)</b>
Chimney Addition	\$90
<u>Miscellaneous Use of Groups</u> – shed, fence, retaining wall, tank & tower, solar structure, and windmill	1.2% of construction cost <b>(\$100 minimum)</b>
Demolition	\$100
In Ground Pool	\$400
Above Ground Pool	\$200
Spa, Hot Tub & Storable Pool	\$200

MECHANICAL & PLUMBING	
<u>PLUMBING FIXTURES</u> : sink, lavatory, water closet, hose bib, hydrant, dishwasher, water heater, washing machine, bathtub, sewer/sump pump, etc.	\$11 per fixture <b>(\$100 minimum)</b>
<u>MECHANICAL APPLIANCES</u> : Boiler/Furnace, HVAC unit, Heat Pump, Air Handler, Chimney/Vent, Fireplace, etc.	<b>\$60 (\$100 minimum)</b>
<u>UTILITY SERVICE CONNECTION</u> – Sewer / Water / Gas	\$75 per connection

Note 1: Gross Floor Area (GFA) includes square footage of the following: a) area within exterior walls including basements, garages and attics, b) patio/porch with roof, c) decks, d) covered walkways and e) parking areas, sidewalks and concrete pads.

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**RESIDENTIAL FEES- continued**

ELECTRICAL	
New Construction & Addition (200 AMP max)	\$200 for Service, Rough and/or Final
Mobile (Manufactured) & Modular (Industrialized) Homes / Pole Building / Detached Garage	\$200 for Service, Rough and/or Final
Service Upgrade: UCC/Non-UCC (200 AMP maximum)	\$80
Service Upgrade: UCC/Non-UCC (>200 AMP)	\$25 per 100 Amps <b>(\$100 minimum)</b>
Rough Wiring	\$0.60 per device <b>(\$100 minimum)</b>
Finished Wiring	\$0.60 per device <b>(\$100 minimum)</b>
<u>Miscellaneous Equipment</u> : motor, transformer, capacitor, sub panel, unit/wall/baseboard heater, battery, etc.	\$1.50 per HP, KV, KVA, KW <b>(\$25 minimum per unit)</b>
Solar Panels	\$15 per panel <b>(\$300 minimum)</b>
Alarm System (Fire / Burglar / Security)	\$110 plus \$1.50 per device
Residential Sprinklers	\$110 plus \$1.50 per head
Generator / Transfer Switch	\$5 per KW, KV, KA <b>(\$100 minimum)</b>
EV Charger	\$200

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**RESIDENTIAL FEES- continued**

<b>GENERAL/MISCELLANEOUS</b>	
Certificate of Occupancy (CO) Reissue Fee	\$100 per request
Consultation Rate	\$75 per hour
Child Care Center – Fire & Panic Inspection	\$100
<b>NOTE:</b> 1) Fees for pre-permit plan reviews and site visits may be charged at hourly rate of \$75/hour. 2) Fees for inspection and plan review work conducted on Saturday and/or Sunday may be charged at twice (2x) the Standard Inspection Fees listed above for all Residential services.	

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**COMMERCIAL FEES**

BUILDING	
New Construction (all buildings) and Additions	\$100 plus \$0.30 per square foot (sq. ft.) of Gross Floor Area (GFA) <sup>2</sup> <b>(\$250 minimum)</b>
Alteration, Renovations, Fit-outs and Repairs	2.0% of overall project cost <b>(\$200 minimum)</b>
<u>Miscellaneous</u> – shed, deck, tower, fence, retaining wall, tank, silo, concrete slab, solar structure and windmill.	1.2% of overall project cost <b>(\$200 minimum)</b>
Sign	\$50 plus \$2.50 per sq. ft. (per side) <b>(\$200 minimum)</b>
Demolition	\$100 plus \$0.011 per sq. ft. <b>(\$200 minimum)</b>

Note 2: Gross Floor Area (GFA) includes square footage of the following: a) area within exterior walls including basements, garages and attics, b) patio/porch with roof, c) decks, d) covered walkways and e) parking areas, sidewalks and concrete pads.

MECHANICAL & PLUMBING	
<u>PLUMBING FIXTURES:</u> sink, lavatory, water closet, hose bib, hydrant, dishwasher, water heater, washing machine, bathtub, floor drain, drinking fountain, etc.	\$11 per fixture <sup>3</sup> <b>(\$150 minimum)</b>
Commercial Cooking Hoods	\$200
<u>MECHANICAL APPLIANCES:</u> Fuel Burning device, Boiler, Furnace, HVAC unit, Heat Pump, Air Handler, Refrigeration system/unit, Fireplace, etc.	\$90 per unit <b>(\$150 minimum)</b>
Chimney/Vent / Duct Work / Gas Piping	\$150
Grease Traps/Interceptor / Sewer/Sump Pump / Back Flow Preventer (3" or larger)	\$100
<u>UTILITY SERVICE CONNECTION</u> – Sewer / Water / Gas	\$100 per connection

Note 3: Fee for projects with 200 plumbing fixtures or more can be calculated as 2% of project cost.

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**COMMERCIAL FEES- continued**

ELECTRICAL	
High Voltage / Private Elec. Service	1.1% of Project Cost
Service / Feeders / ATS: 200 AMP (maximum)	\$100
Services / Feeders / ATS: >200 AMP	\$35 per 100 AMP <b>(\$150 minimum)</b>
Rough Wiring	\$0.75 per device <sup>4</sup> <b>(\$125 minimum)</b>
Finished Wiring	\$0.75 per device <sup>4</sup> <b>(\$125 minimum)</b>
<u>Miscellaneous Equipment</u> : motor, transformer, capacitor, sub panel, fused disconnect, unit/wall/baseboard heater, battery, UPS, etc.	\$1.75 per HP, KV, KVA, etc. <b>(\$25 minimum per unit)</b>
Wireless Signaling, Communication, WIFI and Alarm Systems	\$150 plus \$1.65 per device
Solar Panel	\$20 per panel <b>(\$600 minimum)</b>
Generator / Transfer Switch	\$7.50 per KW, KV, KA <b>(\$200 minimum per unit)</b>
EV Charger	\$300

Note 4: Fee for projects with 1500 electrical devices or more can be calculated as 2% of project cost.

FIRE	
Signaling Communication and Alarm System	\$150 plus \$2.00 per device
Sprinkler System	\$150 plus \$2.00 per device
Fire Pump	\$300
Standpipe / Riser / Sprinkler Main Systems	\$150 per \$100,000

**COMMERCIAL FEES- continued**

BUILDING PLAN REVIEW	
Total Project Cost: \$0.01 to \$3 million	0.0013 times the Total Project Cost <b>(\$300 minimum)</b>
Total Project Cost: >\$3 million to \$5 million	\$3,900 plus 0.00055 times the \$ amount over \$3 million
Total Project Cost: >\$5 million	\$5,000 plus 0.0005 times the \$ amount over \$5 million
ELECTRICAL, MECHANICAL, PLUMBING and FIRE Plan Reviews	25% of Building Plan Review Fee for each category <b>(\$100 minimum)</b>

GENERAL / MISCELLANEOUS	
Certificate of Occupancy (CO) Reissue Fee	\$150 per request
Consultation Rate	\$110 per hour
Child Care Center – Fire & Panic Inspection	\$165
<b>NOTE:</b>	
1) Fees for pre-permit plan reviews and site visits may be charged at hourly rate of \$110/hour.	
2) Fees for inspection and plan review work conducted on Saturday and/or Sunday may be charged at twice (2x) the Standard Inspection Fees listed above for all Commercial services.	