

Keycodes Inspection Agency

PO Box 391
Bethlehem, Pennsylvania 18016-0391

Phone 610.866.9663
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www.keycodes.net
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2025 Fee Schedule – Residential Inspection Services

FLAT RATE COSTS INCLUDING PLAN REVIEW (NEW CONSTRUCTION ONLY)

RESIDENTIAL DEPOSIT (DUE AT TIME OF SUBMITTAL):

\$ 80.00 (This is non-refundable but will be credited to your account for all flat rate projects listed for your specific project. ALL PLANS MUST BE COLLATED.)

RESIDENTIAL DWELLING PACKAGE:

\$ 1050.00 (Up to 2500 Square feet)
Includes building, mechanical, energy, plumbing and electrical
– Up to (12) site visits included
\$ 105.00 Cost for each 1 - 500 additional square feet above 2500

INDUSTRIALIZED (MODULAR) HOMES (or manufactured homes over full basement):

\$ 575.00 Includes building, mechanical, energy, plumbing and electrical
– Up to six site visits included

MANUFACTURED (MOBILE) HOMES:

\$ 500.00 Includes building and electrical
Building – Up to three site visits– electrical – Up to two site visits

BASEMENT FINISH OR INTERIOR ALTERATION:

\$ 500.00 Includes building, energy and electrical
– Up to five site visits
\$ 125.00 Additional cost for any plumbing in renovation (requires plumbing inspections)
\$ 125.00 Additional cost for any new HVAC units (requires mechanical inspections)

ADDITIONS:

\$ 700.00 (Up To 750 Square Feet)
Includes building, energy and electrical
– Up to seven site visits
\$ 110.00 Cost for each 1 - 500 additional square feet above 750
\$ 125.00 Additional cost for any plumbing in addition (requires plumbing inspections)
\$ 125.00 Additional cost for any new HVAC units (requires mechanical inspections)

ROOF STRUCTURE (over deck or patio)

\$ 410.00 Includes building only – Up to four site visits

CONCRETE SLAB:

\$ 130.00 Building - one inspection

DECKS:

\$ 255.00 Building – Up to two inspections for decks over 48” or more above ground
\$ 315.00 Building – Up to three inspections for decks less than 48” above ground

SWIMMING POOLS:

\$ 255.00 (ABOVE-GROUND)
Building, electrical – Up to two site visits
\$ 410.00 (IN-GROUND)
Building, electrical – Up to four site visits
\$ 255.00 (SPA OR HOT TUB)
Building, electrical – Up to two site visits

ACCESSORY STRUCTURES:

(up to 1000 square feet)
Includes building and energy
\$410.00 – Up to four site visits
\$ 110.00 Cost for each 1 – 500 additional square feet above 1000

2025 Fee Schedule – Residential Inspection Services

FLAT RATE COSTS (NEW CONSTRUCTION ONLY) - CONTINUED:

DEMOLITION:

- \$ 130.00 (includes first 2000 square feet)
- \$ 32.00 (for each additional 500 square feet)

ROOF REPLACEMENT:

- \$115.00 - includes one site visit

MINOR ALTERATION (at the discretion of the inspector):

- \$ 160.00 – includes one site visit
- \$ 265.00 – includes up to two site visits
- \$ 345.00 – includes up to three site visits

POLE BUILDING

- \$250.00 - Building only – up to two site visits

RETAINING WALL:

- \$ 315.00 – includes up to three site visits

POOL FENCE REPLACEMENT:

- \$160.00 – includes one site visit

PHOTOVOLTAIC (SOLAR) or WIND TURBINE ALTERNATE POWER SYSTEMS:

- \$ 345.00 Roof Mounted First 5kw of system – Building and electric two total site visits.
- \$ 32.00 Each additional 5kw of system.

- \$ 450.00 Ground Mounted First 5kw of system – Building and electric four total site visits.
- \$ 32.00 Each additional 5kw of system.

GENERATOR (back up power) OR GEOTHERMAL SYSTEMS:

- \$ 325.00 – Up to three visits – Building, Mechanical and Electrical Only

NOTE: ALL FLAT FEES LISTED ABOVE INCLUDE PLAN REVIEW

OTHER THAN FLAT RATE AND OTHER SUB CODES: (Must add plan review to fees as applicable.)

RESIDENTIAL BUILDING INSPECTIONS (when not included in flat rate pricing):

- \$ 80.00 per hour with one hour minimum

RESIDENTIAL PLANS EXAMINATION (when not included in flat rate pricing):

- \$ 80.00 per hour with a one hour minimum

PLUMBING SUB-CODE FEES (when not included in flat rate pricing):

- \$ 160.00 Including first (6) trapped fixtures – Up to two site visits
- \$ 15.00 per each additional trapped fixture(s)
- \$ 85.00 - new water line
- \$ 130.00 - Sanitary Sewer Hook-up (each lateral)
- \$ 85.00 – Water Heater replacement (plus electric)
- \$ 160.00 – Residential Sprinkler System

MECHANICAL SUB-CODE FEES (when not included in flat rate pricing):

- \$ 160.00 Including first unit or ductwork alterations – Up to two site visits
- \$ 32.00 per each additional mechanical unit. (Units include each air handler and exhaust units over 150CFM, excluding commercial kitchen exhaust.)
- \$ 160.00 Freestanding Stove
- \$ 90.00 HVAC replacement (plus electric)

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RESIDENTIAL ELECTRICAL SUB CODE FEES (when not included in flat rate pricing):

RESIDENTIAL UNITS, FLAT RATE (New Construction):

- \$ 160.00 - Single Family with up to 200 Amp Service – Up to two visits.
- \$ 210.00 – Single Family with up to 400 Amp Service – Up to two visits.

INDUSTRIALIZED (MODULAR) HOMES OR MANUFACTURED (MOBILE) HOMES:

- \$ 160.00 – Single Family with up to 200 Amp Service – Up to two visits.

BASEMENT OR INTERIOR RENOVATIONS:

- \$ 160.00 – For up to 25 outlets (plus heat) – Up to two visits.
 - \$ 17.00 – For each additional 25 outlets
- (Please note that an outlet is a receptacle, light, smoke detector, etc.)

ADDITIONS AND ACCESSORY STRUCTURES:

- \$ 160.00 – For up to 25 outlets (plus heat) – Up to two visits.
 - \$ 17.00 – For each additional 25 outlets
- (Please note that an outlet is a receptacle, light, smoke detector, etc.)

SERVICE ONLY:

- \$ 95.00 – 200 Amps or less
 - \$ 140.00 – 400 Amps or less
 - \$ 200.00 – 800 Amps or less
 - \$ 42.00 – Each additional meter or panel inspected per service.
- Please note that all service inspections include one visit only.

SWIMMING POOLS (electric only):

- \$ 160.00 – Above Ground – Up to two visits.
- \$ 250.00 – In Ground – Up to three visits.
- \$ 160.00 – Spa or Hot Tub – Up to two visits.

HEATING AND AIR CONDITIONING UNITS:

- \$ 55.00 – (per unit)
- \$ 45.00 – Baseboard (first unit)
- \$ 10.00 – Baseboard (each additional unit)
- \$ 80.00 – Replacement of Existing HVAC Unit

MISCELLANEOUS FEES:

- \$ 95.00 – Residential security/fire alarm systems
- \$ 200.00 – EV Charging Station
- \$ 250.00 – Wind Turbine (electric only) – Up to 5kw – Up to two visits.
- \$ 250.00 – Solar Photovoltaic Systems (electric only) – Up to 5kw – Up to two visits.
- \$ 27.50 – Solar Photovoltaic and Wind Turbine Systems – Each additional 5kw rating of system.
- \$ 220.00 – Generator (electric only) – (30KW or less) (Use commercial fee schedule if over 30KW)

- \$ 80.00 - COST (PER VISIT) FOR ADDITIONAL VISITS OR CONSULTATION
- \$ 75.00 - RE-INSPECTION FEE FOR VIOLATIONS (PER VISIT)
- \$ 80.00 - MINIMUM INSPECTION FEE (PER VISIT)
- \$ 125.00 - MINIMUM PERMIT FEE
- \$ 75.00 – COST TO COLLATE PLANS per set of plans
- \$ 35.00 - COST TO ISSUE PERMIT OR CERTIFICATE OF OCCUPANCY
- \$ 30.00 – COST TO MAKE 8 ½ X 11” COPIES PLUS \$1.00 PER PAGE.
- \$ 50.00 – COST TO MAKE COPIES LARGER THAN 8 ½ X 11” PLUS 2.50 PER PAGE.
- \$ 4.50 – STATE PERMIT FEE (COLLECTED FOR STATE)

Please call 610-866-9663 for any costs not included on these sheets or with any questions.

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2025 Fee Schedule – Commercial Inspection Services

COMMERCIAL DEPOSIT (DUE AT TIME OF SUBMITTAL): (This is non-refundable, but will be credited to your account for your specific project. **ALL PLANS MUST BE COLLATED**)

\$ 180.00 For alterations or single discipline
\$ 500.00 For new construction and additions

New Construction and Additions (includes plan review and inspections for building, energy and accessibility sub-codes):

Base Fee:	\$525.00 plus
First 25,000 square feet	\$0.29 per square foot plus
25,001 to 250,000 square feet	\$0.24 per square foot plus
Over 250,000 square feet	\$0.18 per square foot

Alterations, Renovations or tenant “fit-out” (includes plan review and inspections for building, energy and accessibility sub-codes):

Base Fee:	\$525.00 plus
First 25,000 square feet	\$0.29 per square foot plus
Over 25,000 square feet	\$0.14 per square foot

**Building and Sub-code Plan Review Fees –
New Construction:**

\$0.08 per square foot – (\$500.00 Minimum) Includes building, mechanical, plumbing, electrical, energy and accessibility

Alterations, Renovations or tenant “fit-out” \$0.08 per square foot – (\$250.00 Minimum) Includes building, mechanical, plumbing, electrical, energy and accessibility

Individual Sub Code Submissions: \$90.00 per hour – two hour minimum

Electronic Sign Plan Review Fees: \$275.00 – Includes up to three signs. Additional signs at \$25.00 each.

Commercial Building Inspections (not included in fees listed above and Consultation Fees on Behalf of the Municipality) and In-Municipal Office Services:

\$90.00 per hour with one hour minimum

Footing/Foundation Only Fees (includes plan review and inspections for the footing and foundation only):

First 25,000 square feet	\$1500.00
25,001 to 250,000	\$4000.00
Over 250,000 square feet	\$7500.00

2025 Fee Schedule – Commercial Inspection Service (continued)

Special Flat Rate for Building Sub-code (including plan review fees):

Fire Protection – Sprinklers and Standpipes:

\$425.00 - Including first 200 heads and one standpipe
\$0.44 - per sprinkler head (for over 200 heads)
\$135.00 - per standpipe (for over one standpipe)

Fire Alarm System:

\$250.00 Building Only – Up to 5,000 square feet
\$400.00 Building Only – 5,001 - 10,000 square feet
\$750.00 Building Only – 10,001 - 50,000 square feet
\$1500.00 Building Only – Over 50,000 square feet

Commercial Kitchen Exhaust (Per Hood) (includes building, mechanical and electrical as needed):

\$450.00 – Type 1 - Including hood installation and suppression system
\$225.00 – Suppression system only (in existing hood)
\$325.00 – Hood installation only

Signs - Parallel, Projecting, or Freestanding Signs (Up to 100 square feet):

\$350.00 - (includes building) – Up to two visits
\$ 2.25 - Each additional square foot over 100)
\$ 75.00 – Each additional sign per building permit application

Racking Systems (i.e. warehouses):

\$600.00 – Building Only - Up to 10,000 square feet
\$1200.00 – Building Only - 10,001 – 50,000 square feet
\$1800.00 – Building Only – Over 50,000 square feet

Roof Replacement:

\$425.00 – (one site visit) (first 5000 square feet)
\$ 30.00 – Each additional 5000 square feet
\$ 90.00 – Adder for insulation inspection when needed

Demolition Permit:

\$ 225.00 - First 1000 square feet
\$ 25.00 – Each additional 1000 sq. feet

Cell Tower Co-locate (on existing structures):

\$350.00 - (includes building only) – Up to two visits

Temporary Tent:

\$225.00 - (one site visit)

Wind Turbine and Solar Photovoltaic Systems (includes building):

\$400.00 – for first 5kw rating of system
\$35.00 - for each additional 5kw rating of system

Minor Alteration as Determined by the Code Official (building only):

\$240.00 - (one site visit)

Commercial Plumbing and Mechanical sub-code fees (plus plan review):

Plumbing:

\$180.00 - Including first (3) trapped fixtures
\$32.00 - per each additional trapped fixture(s)
\$90.00 - new water line
\$90.00 - Sanitary Sewer Hook-up (each lateral)

Mechanical:

\$180.00 - Including one unit or duct work alterations
\$45.00 - per each additional mechanical unit
(Units include each air handler and exhaust units over 150CFM, excluding commercial kitchen exhaust.)
\$180.00 – Replacement of single HVAC Equipment.
One visit Electric & Mechanical

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2025 Commercial Electrical sub-code fee (plus plan review):

WIRING OUTLET QUANTITIES:

\$180.00 – 1 to 25 outlets or devices

\$25.00 – each additional 25 outlets or devices

(Please note that an outlet or device is a receptacle, light, switch, etc.)

SERVICES AND FEEDERS:

\$95.00 – 200 Amps or less

\$140.00 – 400 Amps or less

\$200.00 – 800 Amps or less

\$225.00 – 1000 Amps or less

\$250.00 – 1500 Amps or less

\$380.00 – 2000 Amps or less

\$500.00 – Over 2000 Amps

\$ 55.00 – Cost for Additional Panel (at reviewer's discretion)

(x3) Multiplier for above items for voltages over 600

HEATING AND AIR CONDITIONING UNITS:

\$75.00 – up to 50 kW for first unit

\$32.00 – up to 50 kW for each additional unit

\$95.00 – 51 – 100 kW for first unit

\$42.00 – 51 kW – 100 kW for each additional unit

\$125.00 – over 100 kW for first unit

\$55.00 – over 100 kW for each additional unit

TRANSFORMERS AND MOTORS:

\$65.00 – up to 25hp or 50 Kva

\$75.00 – 26 to 50hp or 51 to 100 kVA

\$100.00 – 51 to 100hp or 101 to 200 kVA

\$125.00 – 101 to 200hp or 201 to 500 kVA

\$200.00 – over 200hp or 500 kVA

(x3) Multiplier for above items for voltages over 600

GENERATORS, VAULTS, SUBSTATIONS, ETC.:

\$160.00 - Up to 10KW/KVA

\$200.00 – 10 to 20KW/KVA

\$240.00 – 21 to 100KW/KVA

\$325.00 – 101 to 200KW/KVA

\$375.00 – 201 – 500KW/KVA

\$500.00 – over 500KW/KVA

(x3) Multiplier for above items for voltages over 600

MISCELLANEOUS FEES:

\$125.00 – Sign for first unit

\$ 55.00 – Sign for each additional unit

\$600.00 – Commercial Swimming Pool State of PA 3-year certification. This is per inspection – pass or fail.

\$90.00 Each additional pool or hot tub inspected at same time as main public pool.

\$125.00 For each re-inspection visit

\$125.00 – Protective Signaling Systems

\$30.00 – Site Light and or pole standard (each)

\$200.00 – EV Charging Station – Includes one charger. Additional chargers @ \$50.00 per. Service and feeder fees are additional.

WIND TURBINE AND SOLAR PHOTOVOLTAIC SYSTEMS:

\$75.00 – Transfer, disconnect, metering or inverter equipment (each)

\$200.00 – for first 5kw rating of system

\$50.00 - for each additional 5kw rating of system

\$ 75.00 - RE-INSPECTION VISITS

\$ 90.00 - COST (PER VISIT) FOR ADDITIONAL VISITS. MINIMUM INSPECTION FEE (PER VISIT)

\$ 150.00 - MINIMUM PERMIT FEE

\$ 35.00 - COST TO ISSUE PERMIT OR CERTIFICATE OF OCCUPANCY

\$ 100.00 – COST TO COLLATE PLANS (per set of plans)

\$ 5.00 – COST PER INSPECTION RESULT FOR REMOTE MUNICIPAL SOFTWARE DATA ENTRY

\$ 30.00 – COST TO MAKE 8 ½ X 11" COPIES PLUS \$1.00 PER PAGE.

\$ 50.00 – COST TO MAKE COPIES LARGER THAN 8 ½ X 11" PLUS 2.50 PER PAGE.

\$ 4.50 – STATE PERMIT FEE (COLLECTED FOR STATE)

\$ - AFTER HOUR INSPECTIONS – CALL FOR FEES

Note: Projects which are phased may be assessed additional fees.

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2025 Fee Schedule – Miscellaneous Services

Certificate of Occupancy Fees for Existing Structures: (Inspections based on Municipal ordinances)

1 – Residential Dwellings Single Family, Single Family Townhouse, Single Family Twins, Semi-attached, Condominium Units and Mobile Homes.

\$75.00 - each dwelling unit to be inspected

\$70.00 – re-inspection (per visit)

\$35.00 – Certificate of Occupancy

2 – Commercial and Industrial Buildings

\$225.00 for first 1000 sq. ft. or less (single site visit only)

\$35.00 for each additional 1 - 500 sq. ft.

\$750.00 Maximum fee for initial inspection

\$90.00 re-inspection (per visit)

\$35.00 – Certificate of Occupancy

Property Maintenance:

\$75.00 per hour

Zoning:

All services will be billed at:

\$95.00 per hour during normal working hours (7AM to 5PM Monday thru Friday)

\$135.00 per hour during non-normal working hours

MINIMUM INSPECTION FEE - \$75.00

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2025 Fee Schedule – Fire Inspection Service Fees

Following are the fees for the Fire Safety Inspection Program. Fees are based on the square footage of the following as applicable:

A single building
A tenant or leased space of a building
Each structure not classified as either of the above
The fee includes up to two on-site inspections.

Breakdown for Fire Inspections:

\$150.00	1 to 999 square feet
\$225.00	1000 to 5000 square feet
\$300.00	5001 to 10,000 square feet
\$360.00	10,001 to 50,000 square feet
\$480.00	50,001 to 100,000 square feet
\$720.00	100,001 to 250,000 square feet
\$840.00	250,001 to 500,000 square feet
\$1200.00	Over 500,000 square feet
\$ 85.00	Fee per hour for additional inspections beyond the first two or for any other service required related to the fire inspection program.

Note: Inspections are required for each business in any building.

Included in the service will be scheduling of inspections, completion of pre-inspection forms for each application, performance of inspections, issuing copies of inspection reports to the Municipal Fire Official, notification of deficiencies to the permit applicant and/or the Municipal Fire Official and issuing a notice of completion to the Municipal Fire Official.

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2025 Fee Schedule – Fire Inspection Service Fees (continued)

\$ 55.00 Fee per hour for clerical work associated with the fire inspection program at the direction of the Municipality. Note: Filing fees and postage will be billed to the municipality at cost of fees.