

# 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 <b>plus</b>
First 25,000 square feet	\$0.29 per square foot <b>plus</b>
25,001 to 250,000 square feet	\$0.24 per square foot <b>plus</b>
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 <b>plus</b>
First 25,000 square feet	\$0.29 per square foot <b>plus</b>
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

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## **2025 Fee Schedule – Commercial Inspection Service (continued)**

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### **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)

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### **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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