

## **Commercial Building Permit Fee Schedule (PA UCC Projects)**

This fee schedule applies to all commercial projects subject to the Pennsylvania Uniform Construction Code (UCC), including new construction, additions, alterations, and single-discipline work.

### **1. Commercial Plan Review Fees**

All commercial projects require plan review in accordance with UCC requirements. The plan review fee must be submitted with the permit application.

Project Type / Review Component	Minimum Fee
General Plan Review – Commercial Projects	\$750.00 minimum
Small Projects/ Renovation	
Plan Review – New Construction	\$1,500.00 minimum
Building Review	\$250.00
Electrical Review	\$250.00
Mechanical Review	\$250.00
Plumbing Review	\$250.00
Energy Review	\$250.00
ADA Review	\$250.00

#### Credits and Re-Review Policy:

- The above \$250.00 per-discipline review fees are included within the base plan review amounts of \$750.00 (for small projects) and \$1,500 (for new construction). They are not additional to those base fees.
- Any unused balance of the plan review fee will be credited toward the final permit fee upon issuance.
- If a substantial number of corrections or deficiencies are found during the initial plan review, an additional plan review fee per discipline may be required at the time of resubmittal.

## **2. Commercial New Construction and Additions**

Estimated Construction Cost	Permit Fee
\$0 – \$1,000,000	1.5% of the estimated construction cost, minimum \$750.00 plus plan review.
\$1,000,001 – \$5,000,000	1% of the estimated construction cost
\$5,000,001 and higher	.5% of the estimated construction cost

If a conflict arises regarding the estimated construction cost during plan review, the ICC Building Valuation Data (BVD) charts may be used to determine a standard construction value based on occupancy type and construction classification. Alternatively, a signed contract between the applicant and contractor may be requested to verify actual construction cost.

## **3. Commercial Small Projects (Single-Discipline Permits)**

This category applies to minor commercial projects involving a single scope of work within an existing building that already holds a valid Certificate of Occupancy. Examples include:

- Electrical system upgrades
- Replacement or installation of a single mechanical unit
- Installation of an ADA-compliant restroom
- Minor plumbing, fire protection, or accessibility modifications

Fee: A flat fee of \$750.00 shall be charged. This fee includes the cost of plan submittal, review, and required inspections under the UCC.

## **4. Additional Notes**

- Permit fees include plan review and inspection costs unless otherwise noted.
- Separate fees may apply for zoning review, re-inspections, or third-party agency services.
- All fees are non-refundable once plan review has begun.