



279 Stewart Run Road / Indiana PA 15701 / 814.341.1330

www.allsafebcs.com

COMMERCIAL PLAN REVIEW/PERMIT FEE SCHEDULE

1. **Plan Review:** \$160.00 + .03/FT² or .15 % (.0015) of Const. Cost, whichever is greater.
2. **New Structures:** The permit fee shall be based on A) the declared cost; or B) the construction value based on square footage, **WHICHEVER IS GREATER.**
 - A) Declared Cost x Permit fee multiplier (.0085) = PERMIT FEE OR
 - B) Gross area x ICC BVD modifier x Permit fee multiplier = PERMIT FEE
(Square footage) x (BVD modifier) x (.0085) = PERMIT FEE
3. **For Additions, Alterations, or Renovations to Existing Structures:**
 - (a) Declared Cost x Permit fee multiplier (.0085) = Permit Fee
 - (b) Gross Area x BVD Modifier x Permit Fee Multiplier x the sum of Discipline multipliers as applicable to the project.
Discipline Multipliers:

Accessibility	.1
Electrical	.2
Energy	.1
Footing/Foundation	.1
Plumbing	.1
Mechanical	.1
Sprinklers/Alarms	.1
Structure/Framing	.2

Minimum Discipline Multiplier shall be .4.
4. Commercial Demolition 1 % (.01) of declared cost
5. Commercial Roofing: .50% or \$.03/sq ft
6. \$50.00/hr for Change Order Plan Reviews
7. Certificate of Occupancy without any work as follows: \$300.00 for structures up to 5,000 sq ft., structures 5,000 sq ft and over, \$300.00 plus \$.08/sq ft.
8. Wall signs & non-electric signs - \$100.00
9. Signs with electric - \$300.00
10. Billboards & changeable message signs over 40 sq. ft. - \$500.00
11. Sign & Billboard plan review - \$80.00
12. Cell tower additions - \$300.00
13. Expedited Plan Review: Additional 10% of plan review fee. Minimum \$200
14. Re-inspection fee for failed inspections or not ready for inspection - \$75.00
15. Minimum construction permit fee is \$80.00.

Allsafe reserves the right to discount fees at its discretion with Municipal Approval.

Square Foot Construction Costs ^{a, b, c}

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	357.33	344.89	333.96	321.01	300.49	291.98	310.03	280.47	269.61
A-1 Assembly, theaters, without stage	328.57	316.12	305.20	292.25	271.49	262.97	281.27	251.46	240.61
A-2 Assembly, nightclubs	277.44	269.30	260.84	250.89	234.99	228.61	242.28	213.69	205.58
A-2 Assembly, restaurants, bars, banquet halls	276.44	268.30	258.84	249.89	232.99	227.61	241.28	211.69	204.58
A-3 Assembly, churches	331.74	319.29	308.36	295.42	275.14	266.62	284.43	255.12	244.26
A-3 Assembly, general, community halls, libraries, museums	276.12	263.67	251.75	239.80	218.28	210.76	228.82	198.26	188.40
A-4 Assembly, arenas	327.57	315.12	303.20	291.25	269.49	261.97	280.27	249.46	239.61
B Business	309.01	297.89	287.04	274.77	250.17	241.34	264.17	223.59	213.27
E Educational	296.02	285.47	275.84	264.24	245.34	232.84	255.15	214.74	207.79
F-1 Factory and industrial, moderate hazard	169.11	160.95	150.84	145.13	129.25	122.95	138.37	107.18	99.77
F-2 Factory and industrial, low hazard	168.11	159.95	150.84	144.13	129.25	121.95	137.37	107.18	98.77
H-1 High Hazard, explosives	157.75	149.59	140.48	133.77	119.20	111.90	127.00	97.13	N.P.
H234 High Hazard	157.75	149.59	140.48	133.77	119.20	111.90	127.00	97.13	88.73
H-5 HPM	309.01	297.89	287.04	274.77	250.17	241.34	264.17	223.59	213.27
I-1 Institutional, supervised environment	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
I-2 Institutional, hospitals	485.04	473.91	463.07	450.80	425.24	N.P.	440.20	398.66	N.P.
I-2 Institutional, nursing homes	334.61	323.48	312.64	300.37	277.75	N.P.	289.77	251.17	N.P.
I-3 Institutional, restrained	325.77	314.64	303.80	291.53	269.89	260.06	280.93	263.64	230.99
I-4 Institutional, day care facilities	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
M Mercantile	207.08	198.94	189.48	180.53	164.30	158.91	171.92	143.00	135.89
R-1 Residential, hotels	286.53	276.38	266.63	256.68	234.71	228.48	256.15	211.66	204.20
R-2 Residential, multiple family	239.24	229.09	219.34	209.38	188.69	182.45	208.85	165.63	158.18
R-3 Residential, one- and two-family ^d	224.62	218.65	213.40	208.84	201.86	194.67	213.06	187.70	175.92
R-4 Residential, care/assisted living facilities	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
S-1 Storage, moderate hazard	156.75	148.59	138.48	132.77	117.20	110.90	126.00	95.13	87.73
S-2 Storage, low hazard	155.75	147.59	138.48	131.77	117.20	109.90	125.00	95.13	86.73
U Utility, miscellaneous	125.18	118.05	109.33	104.91	93.46	87.55	99.89	74.38	71.07

- a. Private Garages use Utility, miscellaneous
b. For shell only buildings deduct 20 percent
c. N.P. = not permitted
d. Unfinished basements (Group R-3) = \$31.50 per sq. ft.