

MIDDLE SMITHFIELD TOWNSHIP
OTHER THAN RESIDENTIAL BUILDING CODE FEE SCHEDULE
RESOLUTION 01-2026-2

Middle Smithfield Township requires applicants to provide the minimum fee of \$304.50 with their application upon submittal. The minimum fee determination is based on the minimum plan review fee of \$250, plus the 20% administration fee, plus the \$4.50 UCC Fees. Complete costs for the permit will be calculated, minus the minimum fee already paid, and will be provided to the applicant. Full payment is required prior to the issuance of the permit.

MISC FEES APPLICABLE TO ALL PERMITS

Re-Inspection

- A \$50.00 re-inspection fee will be imposed if the project is not ready for inspection when the inspector arrives.
- A \$50.00 re-inspection fee for each additional visit will be imposed if more than two (2) inspections are required for this permit.

Administrative Fee

- 20% of Building Permit Fee and all re-inspection fees

Commonwealth of Pennsylvania Education Fee

- \$4.50

PLAN REVIEW

- 0.0013 of the estimated value* for structures up to \$3,000,000.00
- \$3,900.00 plus 0.0005 of the estimated value* for structures between \$3,000,000.00 and \$6,000,000.00
- \$5,400.00 plus 0.0004 of the estimated value* for structures over \$6,000,000.00
- Mechanical Plan review fee is 25% of the Building Plan Review fee.
- Plumbing Plan review fee is 25% of the Building Plan review fee.
- Electrical Plan review fee is 25% of the Building Plan review fee.
- Administrative fee is 20% of the overall Plan Review fee
- Minimum fee is \$250.00

*Estimated value will be taken from the building valuation tables found at www.iccsafe.org/cs/techservices at the time the application for a permit is filed.

BUILDING PERMIT

New Construction and Additions

- \$60.00 plus \$.027 per square foot of the GFA*

*GFA – Gross Floor Area is defined as the total square footage of all floors within the perimeter of the outside walls, including basements, cellars, garages, roofed patios, covered walkways and attics with a floor-to-ceiling height equal to or greater than 6.50 feet. It also includes decks and exterior concrete slabs. GFA is also defined as Gross Face Area of fences in excess of 6.00 feet in height and retaining walls in excess of 4.00 feet in height.

Alterations and Repairs

- \$55.00 plus 0.015 of total construction cost (signed contract required, subject to the review and approval of the Building Code Official (BCO)), for projects up to \$500,000.00
- \$7,500.00 plus 0.0125 of that portion of the construction cost (signed contract required, subject to the review of the BCO), between \$500,000.00 and \$1,000,000.00.
- \$13,750.00 plus 0.010 of that portion of the construction cost (signed contract required, subject to the review and approval of the BCO), over \$1,000,000.00.

MECHANICAL PERMIT AND PLUMBING PERMIT

New Construction and Additions

- \$10.00 per fixture or appliance*
*A fixture or appliance includes, but is not limited to: sinks, water closets, bidet, bath tub, shower, washing machines, hose bibs, floor drains, dishwashers, drinking fountains, water heaters, air handlers and any fuel burning device (gas, oil, wood or coal).

Utility Service Connection (including private, community and central water and/or sewer systems)

- \$50.00 per fixture or appliance*
*A fixture or appliance includes, but is not limited to: boilers, furnaces, HVAC, sewer pumps, refrigeration units, and water-cooled air conditioners.

Alterations and repairs

- Plumbing: \$30.00 plus \$10.00 per device
- Mechanical: \$30.00 plus \$25.00 for each \$1,000.00 of construction cost (signed contract required; subject to the review and approval of the BCO).

Minimum Permit Fee

- \$55.00 for the Plumbing Permit
- \$55.00 for the Mechanical Permit

Fire Protection Systems

- \$40.00 plus \$0.25 per sprinkler head for sprinkler systems
- \$80.00 for each standpipe

- \$100.00 for wet/dry/carbon dioxide extinguisher systems up to 100 pounds
- \$100.00 plus \$0.75 per pound for wet/dry/carbon dioxide extinguisher systems over 100 pounds
- \$150.00 per system (hood, duct and suppression) for commercial cooking systems

ELECTRICAL PERMIT

Service and Feeders

- 200 amp or less \$50.00
- 201 amp to 400 amp \$80.00
- Over 400 amp \$20.00 per 100 amp
- Sub-feeders or sub-panels fees $\frac{1}{4}$ of above
- Over 600 volts double above fees

Residential Inspections (2 trip maximum)

- 100 amp service and max 100 devices \$ 90.00
- 200 amp service and max 200 devices \$120.00

Modular and mobile homes (1trip)

- Service and feeder \$85.00

Minor alterations

- Max 15 devices \$60.00

Rough Wiring (All switches, receptacles and lighting outlets)

- 1 to 25 above max \$25.00
- Each additional 10 above the 25 \$ 5.00

Finish Wiring (All switches, receptacles and lighting outlets)

- 1 to 25 above max \$25.00
- Each additional 10 above the 25 \$ 5.00

Heating, cooling, cooking, appliances, equipment, motors, generators, transformers, capacitors, etc.

- Less than 1/3 hp, kw, kva use finish wiring fee
- Over 1/3 hp, kw, kva
 - 1/3 to 1.0 \$15.00
 - to 5.0 \$20.00
 - 5.1 to 10.0 \$25.00
 - 10.1 to 30.0 \$30.00
 - 30.1 to 50.0 \$35.00
 - 50.1 to 100.0 \$40.00
 - Over 100.1 (per hp, kw, kva) \$ 1.00

- Over 600 (hp, kw, kva) \$ 2.00

Signaling, communication and alarm systems

- 1 to 10 devices \$75.00
- Each additional device \$ 2.00

Minimum Permit Fee

- \$55.00 for the Plumbing Permit
- \$55.00 for the Mechanical Permit

MISCELLANEOUS OTHER THAN RESIDENTIAL PERMITS

Swimming pools and outdoor whirlpools

- All applicable sub-codes plus 1% of total construction cost (signed contract required); subject to the review and approval of the Building Code Official (BCO).

Demolition

- \$0.01 per square foot
- Minimum fee: \$100.00

Signs with utilities

- \$55.00 plus \$2.00 per square foot

ADOPTED BY RESOLUTION OF THE MIDDLE SMITHFIELD TOWNSHIP BOARD OF SUPERVISORS
 THIS 5th DAY OF January 2026.


 Chairman

Vice-Chairman

Supervisor

(TOWNSHIP SEAL)

Attest: Michael Y. Clewell

Secretary, Middle Smithfield Township