

MIDDLE SMITHFIELD TOWNSHIP
RESIDENTIAL BUILDING CODE FEE SCHEDULE
RESOLUTION 01-2026-1

Middle Smithfield Township requires applicants to provide the minimum fee of \$136.50 with their application upon submittal. The minimum fee determination is based on the minimum plan review fee of \$55., plus the minimum permit fee of \$55., 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 UNDER RESIDENTIAL BUILDING CODE

Minimum permit fee

- \$55.00

Re-inspection

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

Administrative fee

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

Commonwealth of Pennsylvania Education Fee

- \$4.50

PLAN REVIEW

- \$0.06 per square foot
- Minimum fee \$55.00
- Administrative fee: 20% of plan review fee

BUILDING PERMIT

New Construction and Additions

- \$45.00 plus \$0.15 per square foot of 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 the floor-to-ceiling height equal to or greater than 6.5 feet. It also includes decks and exterior concrete slabs. GFA is also defined as the 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

- 1.00% of total construction cost (signed contract required); subject to the review and approval of the Building Code Official (BCO)

MECHANICAL PERMIT and PLUMBING PERMIT

New Construction and Additions

- \$10.00 per fixture or appliance*
*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 or coal)

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

- \$50.00 per fixture or appliance*
*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 plus \$25.00 for each \$1,000.00 of construction cost (signed contract required); subject to the review and approval of the Building Code Official (BCO)

ELECTRICAL PERMIT

Service and Feeders

• 200 amp or less	\$50.00
• 201 amp – 400 amp	\$80.00
• Over 400 amp	\$20.00 per 100 amp
• Sub-feeders or sub-panels	¼ of above fees
• 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 (1 trip)

• Service and feeder	\$85.00
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Minor alterations

• Max 15 devices	\$60.00
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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 (per hp, kw, kva) \$ 2.00

Signaling, communication and alarm systems

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

MISCELLANEOUS RESIDENTIAL PERMITS

Swimming pools and outdoor whirlpools

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

Demolition

- \$55.00

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

(TOWNSHIP SEAL)

Attest: Michele Y. Clewell
Secretary

James C. Johnson
Chairman
Mark H. Hause
Vice-Chairman
John C. Johnson
Supervisor