



COMMERCIAL PLAN REVIEW FEE SCHEDULE – BUILDING/HVAC/FIRE ALARM/FIRE SUPPRESSION

1. New construction, additions, relocated buildings, repairs & alteration plan review fees are computed per this table. Fees for Projects are calculated based on the total gross floor area of the structure.
2. A separate plan review fee is charged for each type of plan review.

Area (Square Feet)	Building Plans	HVAC Plans	Fire Alarm System Plans	Fire Suppression System Plans
Less than 2,500	\$250.00	\$150.00	\$100.00	\$100.00
2,500 - 5,000	\$300.00	\$200.00	\$100.00	\$100.00
5,001 - 10,000	\$500.00	\$300.00	\$100.00	\$100.00
10,001 - 20,000	\$700.00	\$400.00	\$150.00	\$150.00
20,001 - 30,000	\$1,100.00	\$500.00	\$200.00	\$200.00
30,001 - 40,000	\$1,400.00	\$800.00	\$350.00	\$350.00
40,001 - 50,000	\$1,900.00	\$1,100.00	\$500.00	\$500.00
50,001 - 75,000	\$2,600.00	\$1,400.00	\$700.00	\$700.00
75,001 - 100,000	\$3,300.00	\$2,000.00	\$1,000.00	\$1,000.00
100,001 - 200,000	\$5,400.00	\$2,600.00	\$1,200.00	\$1,200.00
200,001 - 300,000	\$9,500.00	\$6,100.00	\$3,000.00	\$3,000.00
300,001 - 400,000	\$14,000.00	\$8,800.00	\$4,400.00	\$4,400.00
400,001 - 500,000	\$16,700.00	\$10,800.00	\$5,600.00	\$5,600.00
Over 500,000	\$18,000.00	\$12,100.00	\$6,400.00	\$6,400.00

Note:	1. A Plan Entry Fee of \$100.00 shall be submitted with each submittal of plans in addition to the plan review and inspection fees.
	2. At the sole discretion of the City of Manitowoc and Plans Examiner, fees may be modified, reduced or waived based on scope of services, project type, or other relevant factors.
Determination of Area	The area of a floor is the area bounded by the exterior surface of the building walls or the outside face of columns where there is no wall. Area includes all floor levels such as subbasements, basements, ground floors, mezzanines, balconies, lofts, all stories, and all roofed areas including porches and garages, except for cantilevered canopies on the building wall. Use the roof area for free standing canopies.
Structural Plans and other Component Submittals	When submitted separately from the general building plans, the review fee for structural plans, precast concrete, laminate wood, beams, cladding elements, other facade features or other structural elements, is \$250.00 per plan with an additional \$100.00 plan entry fee per each plan set.
Accessory Buildings	The plan review fee for accessory buildings less than 500 square feet shall be \$125.00 with the plan entry fee waived.
Early Start	The plan review fee for permission to start construction shall be \$75.00 for all structures less than 2,500 sf. All other structures shall be \$150.00. The square footage shall be computed as the first floor of the building or structure.
Plan Examination Extensions	The fee for the extension of an approved plan review shall be 50% of the original plan review fee, not to exceed \$3,000.00.
Resubmittals & revisions to approved plans	When deemed by the reviewer to be a minor revision from previously reviewed and/or approved plans, the review fee shall be \$75.00. Any significant changes or alterations beyond minor amendments as determined by the Plans Examiner and Community Development Department may result in additional charges as appropriate.
Submittal of plans after construction	Where plans are submitted after construction, the standard late submittal fee of \$250.00 will be assessed per each review type that occurred after construction. This is in addition to any other plan entry fees, structural components and base fees applied to a project.
Expedited Priority Plan Review	The fee for a priority plan review, which expedites completion of the plan review in less than the normal processing time when the plan is considered ready for review, shall be 200% of the fees specified in these provisions.



E-PLAN
EXAM



Plumbing Plan Review Fee Schedule

Plumbing Site work - Stormwater Review

Acres (area of drained to a plumbing system)	Fee
up to 5	\$400.00
greater than 5 less than 10	\$600.00
greater than 10 up to 15	\$750.00
Each acre beyond 15 (rounded up)	\$750.00 base plus \$50.00 per acre

Plumbing Sanitary Drain and Water Supply Laterals

\$40.00 per combined inch of pipe size
(diameter pipe rounded up to nearest inch)

Interior Plumbing Plan Review Fee

For all interior plumbing as well as miscellaneous fixtures that necessitate review per SPS 382

Base Plumbing Plan Review fee

\$250.00 + \$3.50 per fixture

Plumbing Plan Review Fee Schedule Notes

All individually submitted plumbing plan sets plan entry fee. (applies to site work and laterals if submitted separately as well)	\$100.00
Resubmittals & revisions to approved plans	When deemed by the reviewer to be a minor revision from previously reviewed and/or approved plans, the review fee shall be \$75.00. Any significant changes or alterations beyond minor amendments as determined by the Plans Examiner and Building Inspection Department may result in additional charges as appropriate.
Early Start	The plan review fee for permission to start construction shall be \$150.00 for all structures.
Submittal of plans after construction	Where plans are submitted after construction, the standard late submittal fee of \$250.00 will be assessed per each review type that occurred after construction. This is in addition to any other plan entry fees, structural components and base fees applied to a project.
Expedited Priority Plan Review	The fee for a priority plan review, which expedites completion of the plan review in less than the normal processing time when the plan is considered ready for review, shall be 200% of the fees specified in these provisions.

At the sole discretion of the Supervisor of Building Inspection and Plans Examiner; Fees may be modified, reduced or waived based on scope of services, project type, or other relevant factors.