



COMMERCIAL PLAN REVIEW FEE SCHEDULE – BUILDING & HVAC

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.

Base Fee Schedule (“Commercial Plan Base Fees”)

Area (Square Feet)	Building Plans	HVAC Plans
Less than 500 sf	\$200	\$150
501 sf - 2,500	\$300	\$180
2,501 - 5,000	\$350	\$250
5,001 – 7,500	\$600	\$350
7,501 - 10,000	\$750	\$400
10,001 – 15,000	\$850	\$500
15,001 - 20,000	\$1,100	\$550
20,001 - 30,000	\$1,350	\$600
30,001 - 40,000	\$1,700	\$1,000
40,001 - 50,000	\$2,300	\$1,350
50,001 - 75,000	\$3,200	\$1,700
75,001 - 100,000	\$4,000	\$2,400
100,001 - 200,000	\$6,500	\$3,200
200,001 - 300,000	\$11,400	\$7,300
300,001 - 400,000	\$16,800	\$10,600
400,001 - 500,000	\$20,000	\$13,000
Over 500,000	\$22,000	\$14,500

BUILDING & HVAC FEE SCHEDULE NOTES

Note:	1. A Plan Entry Fee of \$100.00 shall be paid to E-Plan Exam with each submittal of plans in addition to the plan review and inspection fees.
	2. Upon mutual agreement of Village of Mount Pleasant’s Supervisor of Building Inspection and E-Plan Exam’s Plans Examiner, Commercial Plan Base Fees may be modified, reduced or waived based on scope of services, project type, or other relevant factors.
Determination of Floor 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. Floor 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, the review fee is \$250.00 per plan with an additional \$100.00 plan entry fee per each plan set.
Permission to Start	In addition to the other Fees due hereunder, the plan review fee for permission to start construction shall be \$150.00.
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.
Multiple Identical Buildings	Multiple identical buildings (the exact same buildings with no changes including mirroring, located on the same site, and submitted at the same time) may take a reduction in the plan review fees after the first building. The plan review fees for identical buildings after the first one shall be computed based on an area equal to 2,500 square feet plus the plan entry fee.
Resubmittals & revisions to approved plans	When deemed by E-Plan Exam’s Plan Examiner to be a minor revision from previously reviewed and/or approved plans, the review fee relating to the minor revision shall be \$75.00. Any significant changes or alterations beyond minor amendments as determined by E-Plan Exam’s Plan Examiner and Village of Mount Pleasant’s Inspection Services 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.

