



For over forty years, Fire Safety Consultants, Inc. (FSCI) has led the industry in providing top-tier third-party fire, building, and life safety plan reviews. Our team delivers expert code consulting on a wide variety of projects across the globe, adeptly navigating complex fire and building code regulations. Additionally, our experienced consultants conduct in-depth seminars on fire safety and building codes nationwide, sharing their knowledge to promote safer buildings and communities.

Our long-standing client partnerships reflect our commitment to exceptional service, integrity, and professionalism. FSCI collaborates closely with local authorities, assisting in the resolution of code compliance questions and ensuring that safety standards are met to the highest degree.

Our team holds numerous certifications from respected organizations, including NICET, ICC, and NFPA. Furthermore, our senior consultants and vice presidents actively participate in state and national code development initiatives, contributing their expertise to shape the future of fire and building safety regulations.

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Fire Safety Consultants, Inc.

CORPORATE OFFICE: 2175 Point Blvd., Suite 380, Elgin, IL 60123 | Phone: 847-697-1300

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FIRE PROTECTION PLAN REVIEW AND INSPECTION FEES:

Plan reviews are typically completed within 10 business days at a single, set fee per project discipline.

Sprinkler Systems NFPA 13 and 13R Plan Review and Inspections

NUMBER OF SPRINKLERS	PLAN REVIEW ONLY	PLAN REVIEW WITH INSPECTIONS	NUMBER OF INSPECTIONS INCLUDED	AS-BUILT
1 to 20	\$285.00	\$540.00	2	\$120.00
21 to 50	\$500.00	\$995.00	2	\$140.00
51 to 100	\$595.00	\$1,215.00	2	\$150.00
101 to 150	\$660.00	\$1,405.00	2	\$170.00
151 to 200	\$765.00	\$1,515.00	2	\$190.00
201 to 300	\$820.00	\$1,650.00	2	\$200.00
301 to 400	\$1,090.00	\$1,950.00	3	\$230.00
401 to 500	\$1,135.00	\$1,995.00	3	\$250.00
Over 500	\$1,135.00 Plus \$1.75 for each sprinkler over 500	\$1,995.00 Plus \$2.60 for each sprinkler over 500	3	\$300.00

Residential NFPA 13D Plan Review and Inspections

NUMBER OF SPRINKLERS	PLAN REVIEW ONLY	PLAN REVIEW WITH INSPECTIONS	NUMBER OF INSPECTIONS INCLUDED	AS-BUILT
1 to 20	\$265.00	\$470.00	2	\$120.00
21 to 40	\$280.00	\$505.00	2	\$130.00
41 to 60	\$295.00	\$530.00	2	\$140.00
61 to 80	\$305.00	\$550.00	2	\$150.00
81 to 100	\$345.00	\$595.00	2	\$160.00
Over 100	\$345.00 Plus \$1.75 for each sprinkler over 100	\$595.00 Plus \$2.30 for each sprinkler over 100	2	\$200.00

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Fire Safety Consultants, Inc. Fee Schedule

Effective January 1, 2025

Fire Detection and Alarm Systems Plan Review and Inspections

NUMBER OF ALARM DEVICES	PLAN REVIEW ONLY	PLAN REVIEW WITH INSPECTIONS	NUMBER OF INSPECTIONS INCLUDED	AS-BUILT
1 to 20	\$255.00	\$545.00	2	\$120.00
21 to 40	\$520.00	\$920.00	2	\$140.00
41 to 60	\$845.00	\$1,260.00	2	\$160.00
61 to 80	\$1,050.00	\$1,490.00	2	\$180.00
81 to 100	\$1,200.00	\$1,675.00	2	\$200.00
101 to 120	\$1,350.00	\$1,850.00	2	\$220.00
121 to 140	\$1,500.00	\$2,050.00	2	\$240.00
141 to 160	\$1,700.00	\$2,300.00	2	\$260.00
161 to 180	\$1,800.00	\$2,460.00	2	\$280.00
Over 180	\$1,800.00 Plus \$6.65 per device over 180	\$2,460.00 Plus \$9.55 per device over 180	2	\$300.00

Standpipe, Fire Pumps and Underground Water Main Systems Plan Review and Inspections

TYPE OF SYSTEM	PLAN REVIEW ONLY	PLAN REVIEW WITH INSPECTIONS	NUMBER OF INSPECTIONS INCLUDED	AS-BUILT
Standpipe System	\$300.00	\$660.00	2	\$120.00
Fire Pump	\$265.00	\$565.00	1	\$120.00
Water Tanks for Fire Protection	\$485.00	\$900.00	2	\$120.00
Underground Water Main up to 5 hydrants or lead-ins	\$500.00	\$870.00	2	\$120.00
Underground Water Main 6 to 10 hydrants or lead-ins at same complex	\$750.00	\$1,150.00	2	\$150.00
Underground Water Main 11 to 15 hydrants or lead-ins at same complex	\$1,000.00	\$1,450.00	2	\$180.00
Underground Water Main Over 16 hydrants or lead-ins at same complex	\$1,250.00 Plus \$20.00 for each hydrant/lead-in over 16	\$1,750.00 Plus \$40.00 for each hydrant/lead-in over 16	2	\$200.00

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Restaurant Wet Chemical Systems Plan Review and Inspections

NUMBER OF NOZZLES	PLAN REVIEW ONLY	PLAN REVIEW WITH INSPECTIONS	NUMBER OF INSPECTIONS INCLUDED	AS-BUILT
1 to 10	\$390.00	\$630.00	2	\$100.00
11 to 20	\$515.00	\$845.00	2	\$110.00
21 to 30	\$645.00	\$1,035.00	2	\$120.00
Over 30	\$645.00 Plus \$12.70 for each nozzle over 30	\$1,035.00 Plus \$18.50 for each nozzle over 30	2	\$150.00

Clean Agent Suppression Systems or Dry Chemical Systems Plan Review and Inspections*

CUBIC FOOTAGE OF PROTECTED AREA	PLAN REVIEW ONLY	PLAN REVIEW WITH INSPECTIONS	NUMBER OF INSPECTIONS INCLUDED	AS-BUILT
0 to 5,000	\$635.00	\$1,150.00	2	\$120.00
5,001 to 10,000	\$765.00	\$1,370.00	2	\$150.00
Over 10,000	\$765.00 *Plus \$0.10 for each cubic foot over 10,000	\$1,370.00 *Plus \$0.15 for each cubic foot over 10,000	2	\$200.00

*May require additional fire alarm review and inspections. Contact FSCI for projects over 50,000 cu. ft.

Existing Sprinkler System Commodity vs. Density Review

STUDY	WITHOUT SITE VISIT	WITH SITE VISIT
Sprinkler system commodities storage parameters based on fire sprinkler system design	\$1,155.00 per system	\$1,730.00 per system
	Where sprinkler plans and calculations are provided	Includes design evaluation of existing fire sprinkler system

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BUILDING AND LIFE SAFETY PLAN REVIEW AND INSPECTION FEES:

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Smoke Control/Management/Exhaust Systems Plan Review and Inspections*

TYPE OF SYSTEM	PLAN REVIEW ONLY	PLAN REVIEW WITH INSPECTIONS
Smoke Control/Management	\$1,000.00 minimum fee per system Plus, hourly rate after 6 hours	\$1,850.00 minimum fee per system Plus, hourly rate after 8 hours
As-Built drawings, when required, regardless of the equipment reviewed	\$150.00	

*May require additional fire alarm review and inspections.

Restaurant Mechanical Hood and Duct and Paint Spray Booth Systems Plan Review and Inspections

TYPE OF SYSTEM	PLAN REVIEW ONLY	PLAN REVIEW WITH INSPECTIONS	NUMBER OF INSPECTIONS INCLUDED
Mechanical Hood & Duct	\$555.00 per hood \$300.00 for each additional hood reviewed at the same time and at the same building	\$1,150.00 per hood \$600.00 for each additional system reviewed at the same time and at the same building.	3
Paint Spray Booth System	\$550.00 per system \$300.00 for each additional system reviewed at the same time and at the same building	\$900.00 per system \$500.00 for each additional system reviewed at the same time and at the same building.	2
As-Built drawings, when required, regardless of the equipment reviewed	\$250.00		

Fire Safety Consultants, Inc. Fee Schedule

Effective January 1, 2025

Fire Code, Life Safety and Building Plan Reviews

PLAN REVIEW TYPE: PER CUBIC FEET	UP TO 10,000	10,001 TO 30,000	30,001 TO 60,000	60,001 TO 100,000	100,001 TO 150,000	150,001 TO 200,000	OVER 200,000
FIRE CODE	\$495.00	\$505.00	\$515.00	\$530.00	\$540.00	\$550.00	\$550.00 Plus \$2.20 PER 10,000 CU.FT. OVER 200,00 CU.FT.
LIFE SAFETY	\$395.00	\$430.00	\$480.00	\$575.00	\$720.00	\$810.00	\$810.00 Plus \$2.40 PER 10,000 CU.FT. OVER 200,00 CU.FT.
*BUILDING, MECHANICAL, PLUMBING, ELECTRICAL, ACCESSIBILITY, ENERGY, SPECIAL USES**	\$355.00	\$425.00	\$520.00	\$635.00	\$825.00	\$930.00	\$930.00 Plus \$2.60 PER 10,000 CU.FT. OVER 200,00 CU.FT.

Fire Code, Life Safety and Building Plan Review with Inspections

PLAN REVIEW & INSPECTION TYPE: PER CUBIC FEET	UP TO 10,000	10,001 TO 30,000	30,001 TO 60,000	60,001 TO 100,000	100,001 TO 150,000	150,001 TO 200,000	OVER 200,000
FIRE CODE	\$1,005.00 2 inspections included	\$1,045.00 2 inspections included	\$1,090.00 2 inspections included	\$1,120.00 2 inspections included	\$1,215.00 2 inspections included	\$1,330.00 3 inspections included	\$1,330.00 Plus \$4.40 PER 10,000 CU.FT. OVER 200,000 CU.FT.
LIFE SAFETY	\$900.00 2 inspections included	\$985.00 2 inspections included	\$1,050.00 2 inspections included	\$1,225.00 2 inspections included	\$1,570.00 2 inspections included	\$1,735.00 3 inspections included	\$1,735.00 Plus \$4.30 PER 10,000 CU.FT. OVER 200,000 CU.FT.
*BUILDING, MECHANICAL, PLUMBING, ELECTRICAL, ACCESSIBILITY, ENERGY, SPECIAL USES	\$870.00 2 inspections included	\$990.00 2 inspections included	\$1,140.00 2 inspections included	\$1,365.00 2 inspections included	\$1,725.00 2 inspections included	\$2,030.00 3 inspections included	\$2,030.00 Plus \$5.85 PER 10,000 CU.FT. OVER 200,000 CU.FT.

*Fee noted is per discipline.

**Plan review of revisions to previously approved plans will be at an hourly rate of \$120.00.

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One and Two Family Dwellings Plan Reviews*

PLAN REVIEW PER SQUARE FEET	UP TO 2,000	OVER 2,000	SOLAR PANELS
BUILDING	\$215.00	Plus \$.09/sq. ft.	\$200.00
MECHANICAL	\$215.00	Plus \$.09/sq. ft.	N/A
PLUMBING	\$215.00	Plus \$.09/sq. ft.	N/A
ELECTRICAL	\$215.00	Plus \$.09/sq. ft.	\$200.00
ENERGY	\$215.00	Plus \$.09/sq. ft.	N/A
ALL DISCIPLINES	\$1,000.00	Plus \$.30/sq. ft.	N/A

One and Two Family Dwellings Plan Review with Inspections*

PLAN REVIEW PER SQUARE FEET	UP TO 2,000	OVER 2,000	SOLAR PANELS
BUILDING	\$555.00	Plus \$.23/sq. ft.	\$350.00
MECHANICAL	\$555.00	Plus \$.23/sq. ft.	N/A
PLUMBING	\$555.00	Plus \$.23/sq. ft.	N/A
ELECTRICAL	\$555.00	Plus \$.23/sq. ft.	\$350.00
ENERGY	\$555.00	Plus \$.23/sq. ft.	N/A
ALL DISCIPLINES	\$2,000.00	Plus \$.60/sq. ft.	N/A

*Plan review of revisions to previously approved plans will be at an hourly rate of \$120.00.

Plan Review Service

FSCI provides thorough plan reviews, typically completed within **10 business days** at a single, set fee per project discipline. On larger or more complex projects, additional time may be required to ensure quality. Please allow for extra time if submittals are incomplete, shipping is delayed, or workloads are high. Special fees may apply for preliminary reviews.

- **Comprehensive Coverage:** Our plan review fees cover a single address and include as many reviews as necessary to reach final approval.
- **Additional Review:** Subsequent reviews after project approval are considered new and are subject to additional plan review charges.

Electronic Plan Review

FSCI offers electronic plan review with prior client approval, streamlining the process and enhancing accessibility.

- **Convenience Fee: \$80 per project**
- **Benefits:**
 - Cost savings on printing and shipping
 - Faster processing without reliance on couriers
 - 24/7 plan submission and status checks

Easier coordination with municipalities and contractors

Expedited Service

We offer expedited review services to meet urgent project needs:

- **Standard Expedited Service:** Completion within **5 business days**. *Additional Fee:* Add 100% of the base plan review fee, including any inspection fees.
- **Enhanced Expedited Service:** Completion within **3 business days**. *Additional Fee:* Add 150% of the base plan review fee, including any inspection fees.

Note: Expedited service times may still require an extension for quality assurance on larger or more complex projects. This service is not guaranteed for all projects; please contact our office for availability.

Inspections

Inspection fees cover all required tests and activities for compliance with codes, standards, and municipal ordinances. Please contact us to arrange inspections.

- **Inspection Scheduling:** A **72-hour notice** is requested for all inspections.
- **Additional Fees:** If more inspections are needed than initially included, additional fees will apply.

Inspection Rates:

- Regular hours: \$130/hour
- Saturday/off-hours (before 8:00 am or after 5:00 pm): \$190/hour
- Sunday and holidays: \$250/hour
- **Minimum Inspection Fee:** \$185.00
- **No Refunds:** Unused inspection fees are non-refundable.

Flow Testing

- **Witnessed Flow Test:** \$430.00 minimum (1 FSCI staff member)
- **Performed Flow Test:** \$855.00 minimum (2 FSCI staff members)

Special Projects and Systems

We provide estimates for unique or large-scale projects, including custom design-build, special suppression, and detection systems. Contact us for details.

Consulting

Our consulting process begins with an in-depth evaluation to clarify project requirements and ensure successful outcomes. We assess fire protection systems and building features to verify compliance with all applicable codes, standards, and local regulations.

- **Detailed Report:** We provide a comprehensive written report with findings and recommendations to help bring fire protection systems and building safety features into full compliance.
- **Consulting Fee:** \$190.00 per hour (minimum)
- **Legal Prep and Review:** \$375.00 per hour
- **Legal Work and Court Testimony:** \$500.00 per hour (minimum)

Seminars

FSCI is a leader in fire protection and code education, offering seminars for architects, engineers, code officials, and building owners. As an ICC Preferred Provider, we offer Continuing Education Units (CEUs) for ICC-approved seminars. We are currently authorized to provide state CEUs in Michigan and Wisconsin and can seek approval in other states upon request.

Sample Seminars:

- **International Fire Code** and **International Building Code** Concepts
- **NFPA 25** and **NFPA 72:** Inspection and Testing of Fire Protection and Fire Alarm Systems
- **Kitchen Hood Wet Chemical Systems** and **Mechanical Systems**
- **Fire Alarm System Plan Review** and **Clean Agent Suppression Systems**
- **ESFR Sprinklers** and General Storage
- Significant Changes to **NFPA 13** and **NFPA 72**

For more information or to arrange a seminar, please contact us.

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Why do customers choose FSCI?

- Electronic and paper plan review services available
- Fast and accurate service
- Reliable
- Our staff's experience is hard to match
- We follow the codes and local ordinances
- No surprise fees
- Can take on small to very large and complex projects and anything in-between
- We can customize our services to match your needs
- Knowledgeable and friendly staff available to answer questions
- We help develop the codes and standards, so we know how to enforce them

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