

London Britain Township

Resolution #16-20 approved at 11/14/16 BOS meeting

BE IT RESOLVED THAT the Board of Supervisors of London Britain Township, recognizing the cost necessary to process application for building permits that are required by the Zoning Ordinance regarding the Use or Occupancy and Construction of buildings and other structures, and the costs associated with inspections required by the PA UCC Code, hereby established the following fees to be paid to the Township upon submission of an application. This fee schedule becomes effective January 1, 2017 upon adoption by the Board of Supervisors.

FEE SCHEDULE

Established by the London Britain Township Board of Supervisors on June 28, 1993; August 9, 1993; January 24, 2005; August 27, 2007; September 10, 2012 Res#12-14

Review and Processing Fees for Specific Permits

Paving Permit \$ 52.00

This permit is issued for the paving of existing driveways.

Occasional/Seasonal Use Permit \$ 50.00

This permit is issued for temporary use of a property differing from the permanent use.

Site Investigation Permit \$ 52.00

This permit is issued for site grading, septic tank replacement, well digging, new access/driveway, and other small ground disturbance work.

If the grading disturbance exceeds 5,000 sqft and 2% change in grade, an additional fee will be imposed for the required erosion & sediment control plan review and inspection \$100.00

Temporary Certificate of Use or Occupancy \$100.00

This certificate is issued at the discretion of the Zoning Officer when circumstances, such as weather, cause a delay in the completion of all work necessary for the final inspections of the building permit whereas the unfinished items do not affect the Use or Occupancy of the structure.

Sign Permit

This permit is issued for the placement of a sign. A sign foundation is any structural element or combination of structural elements which protrude below grade and cover more than one and a half square feet in the aggregate.

Seasonal Sign without foundation; fee per one location \$ 35.00

Temporary Sign without foundation; fee per one location \$ 10.00

New Sign without foundation \$ 52.00

New Sign with foundation \$ 100.00

Replacement Sign without foundation \$ 10.00

Replacement Sign with foundation \$ 52.00

Addition to Sign (no change to foundation) \$ 25.00

Zoning Review and Processing Fees for BUILDING PERMIT APPLICATION

The Zoning Building Permit Application (yellow form) is required for all Building Permits and for a Change in Use application. The total zoning building fees listed below combine the fee for the review and processing of this zoning application with the fees for zoning inspections performed during the building process.

There is a separate Engineering Fee for Lines and Grades plans and Certificate of Use or Occupancy.

Principal Structure: Residential and Non-Residential

New	\$400.00
Addition	\$200.00
Replacement	\$300.00

For structures with foundations, a Lines and Grades plan is required to be submitted and additional fees for engineer review and inspections will be charged. Refer to Engineer Fees on page 3.

<u>Interior Renovation</u>	\$ 75.00
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Accessory Structure

An accessory structure includes sheds, garages, barns, patios, and walls.
A foundation is any structural element or combination of structural elements which protrude below grade except for "hold down" stakes, or footers of less than three (3) square feet total.

Under 120 square feet without foundation	\$ 10.00
Over 120 square feet:	
Addition to existing without foundation	\$ 75.00
Addition to existing with foundation	\$165.00
New without foundation	\$100.00
New with foundation	\$165.00
Replacement without foundation	\$ 10.00
Replacement with foundation	\$ 75.00
Patio	\$ 75.00

For structures with foundations, a Lines and Grades plan is required to be submitted and additional fees for engineer review and inspections will be charged. Refer to Engineer Fees on page 3.

Pool

In ground	\$ 165.00
Above ground – New	\$ 75.00
Above ground – Replacement	\$ 52.00

Unless specifically waived by the Zoning Officer, a Lines and Grades plan is required to be submitted for all pools. The fee for review and inspections of the Lines and Grades Plan to be added to the fees listed above is \$ 100.00

Fence

New with continuous foundation	\$ 75.00
New with noncontinuous foundation	\$ 52.00
Addition with continuous foundation	\$ 52.00
Addition with noncontinuous foundation	\$ 35.00
Replacement	\$ 10.00

Change in Use \$ 72.00

**Engineer Review and Processing Fees for
BUILDING PERMIT APPLICATIONS**

Usable Square Feet Base < or = 3,000 square feet	\$300.00
Additional per 100 square feet exceeding base 3,000 square feet	\$ 10.00

Building Inspection and Processing Fee Schedule

BUILDING PERMIT APPLICATIONS

RESIDENTIAL NEW CONSTRUCTION, ADDITIONS, OR RENOVATION PROJECTS

Building – Standard Inspections \$ 60.00 each

- | | |
|----------------|-----------------------|
| (1) Footing | (4) Insulation/Energy |
| (2) Foundation | (5) Final |
| (3) Framing | |

Plumbing/Mechanical – Standard Inspections \$ 60.00 each

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|----------------------|----------------------|
| (1) Rough Plumbing | (3) Final Plumbing |
| (2) Rough Mechanical | (4) Final Mechanical |

Electrical – Standard Inspections \$ 60.00 each

- | | |
|---------------------------|---------------------------------|
| (1) Service Inspection | (3) Final Electrical Inspection |
| (2) Rough Wire Inspection | |

Each additional required or special inspection for Residential, New Construction, Additions or Renovation projects is also \$60.00.

Residential Plan Review

Fee is equal to 6% of the usable square foot space.

Minimum Fees are:

Addition	\$ 90.00
Deck	\$ 60.00
Accessory Structures	\$ 60.00
Swimming Pool	\$ 60.00
New Single Family Home	\$ 220.00

COMMERCIAL NEW CONSTRUCTION, RENOVATION, ADDITIONS, OR TENANT FIT-OUT PROJECTS

Plan Review Fees are \$0.15 per square foot.

Inspection Fees are calculated at 1% of the Valuation of Construction. (This includes the cost of the final inspection.)

MISCELLANEOUS BUILDING PERMIT FEES

The following fees include the cost of the final inspection.

<u>Demolition Permit</u>	\$100.00
<u>Swimming Pool</u>	
In ground	\$ 280.00
Above Ground	\$ 100.00
<u>Hot Tub and Spas</u>	\$ 75.00
<u>Masonry Fireplaces/ Chimney/ or Factory Built Fireplaces</u>	\$ 85.00
<u>RES Check</u>	\$ 85.00
<u>COM Check</u>	\$135.00
<u>Miscellaneous</u>	\$100.00

ELECTRICAL PERMIT FEES

This is a stand alone permit fee which is to be applied when the only work being contemplated is a new or replacement electrical amp service.

New/Replacement Services (Other than included with a standard permit)

100 Amp Service	\$ 50.00
200 Amp Service	\$ 60.00
320 Amp Service	\$ 90.00
400 Amp Service	\$125.00
Over 400 Amp Service	\$25.00 per 100 Amp over 400 Amp Service price

NOTES FOR ZONING AND BUILDING PERMIT FEES

Note 1: Review and processing fees for construction which in the judgment of the Building Officer and the Zoning Officer cannot be determined by the above fee schedule shall be calculated at one percent (1%) of the total cost of construction contemplated; including all material, labor and associated costs, with a minimum of \$75.00.

Note 2: All measurements and calculations shall be outside dimensions.

Note 3: The Building Officer shall determine whether or not an attic is considered finished or unfinished.

Note 4: Payment and Calculations – **effective January 1, 2017:**

The following fees will be paid AT THE TIME OF PERMIT APPLICATION

1. Zoning
2. Engineering
3. L & I
4. Building Inspector/Residential Plan Review
 - *addition \$90
 - *deck \$60
 - *Accessory Structure \$60
 - *Swimming Pool \$60
 - *New Single Family Home \$220
5. Building Inspector/Commercial
 - *0.15 per sq ft
6. Building Inspector/ Miscellaneous Permit Fees
 - *the cost which includes the cost of the final inspection
7. Building Inspector/ Electrical Permit Fees
 - *the cost which is for a stand-alone permit fee which is applied when the only work being completed is a new or replacement electrical amp service.

The following fees will be paid AT THE TIME PERMIT IS APPROVED BY ZONING/ENGINEERING/BUILDING INSPECTOR AND READY TO BE GIVEN TO THE APPLICANT:

****no inspections by Zoning, Engineering or the Building Inspector will occur until they are notified by the Township Secretary that the Building Permit has been paid for.*

1. Building Permit Inspection fees determined by the review of the plan by the Building Inspector

The following fees will be paid AT THE TIME OF C/O:

***NOT INCLUDING BUILDING INSPECTOR MISCELLANEOUS PERMIT FEES WHICH ARE PAID AT THE TIME OF APPLICATION*

1. Building Inspector final inspection fees and final fee

****Where the fee is based upon area, the square foot area shall be computed from the plans submitted at the time of application. In the event of revisions to plans or construction changes resulting in added area, the fee shall be recalculated to reflect the added area. Where the fee is based upon the estimated cost, the valuation of the proposed construction or work shall include the entire value for such construction or work. The Building Officer shall have the right to verify or correct the estimated cost of such construction or work and shall be furnished with a copy of an executed contract or other document which confirms or validates such estimated cost of value.*

Note 5: Refunds of Zoning Review and Processing Fees – When a building permit shall have expired by limitation, or no work has been done hereunder, the applicant after returning the permit for cancellation, shall be entitled to receive a refund of an amount equal to two-thirds of the total after the review fee is paid, provided that not less than \$25.00 shall be retained by the Township and no refund will be made after 90 days following the expiration of the permit by limitation. If an applicant requests in writing that an application be withdrawn from consideration before it has been approved or disapproved, the applicant shall after review fees are paid be entitled to receive a refund of an amount equal to two-thirds of the total fee paid, provided that not less than \$25.00 shall be retained by the Township.

Note 6: Refunds of Building Inspection and Processing Fees – In the case of a revocation, abandonment, or discontinuance of a building permit, the portion of the work actually completed shall be computed and any excess fee for the incomplete work shall be returned permit holder upon written request. All plan examination and permit processing fees and all penalties that have been imposed on the permit holder under the requirements of the codes shall first be collected.

ZONING HEARING BOARD FEES

Hearing Application Fee	\$540.00
Fee for Transcript of Hearing (if requested)	Actual Cost
Fee for Continuance of Hearing (per continuance).....	\$50.00

CONDITIONAL USE HEARING FEES

Hearing Application Fee	\$285.00
Fee for Transcript of Hearing (if requested)	Actual Cost
Fee for Continuance of Hearing (per continuance).....	\$50.00

CURATIVE AMENDMENT HEARING FEES

Challenges to the Ordinance of Map of the Township	\$500.00
Curative Amendments presented to the Supervisors	\$500.00

PA LICQUOR CONTROL BOARD EDR (ECONOMIC DEVELOPMENT LICENSE) REQUEST FOR TOWNSHIP APPROVAL (Resolution #16-18)

Hearing Application Fee.....	\$500
Fee for Transcript of Hearing (if requested).....	Actual Cost
Fee for Continuance of Hearing (per continuance).....	\$50.00