

THE BOROUGH OF STOCKERTOWN FEE SCHEDULE

Enacted: June 19, 2023

Title: Fee Schedule

RESOLUTION NO. 2023-2

UNLESS NOTED FOR SPECIFIC ITEMS, FEES FOR APPLICATIONS, PERMITS, OR OTHER USAGE SHALL BE COLLECTIBLE AT THE TIME OF ISSUANCE.

\$100	PERMITS AND FEES Items with an (*) after them require inspection at the appropriate stage by the Borough-approved inspector, paid for by the requestor, and are subject to the PA State UCC Educational Fund Fee. The type of inspection (electrical, plumbing, structural, etc.) will be determined by the permit activities performed, according to the codes accepted by Borough Ordinance. See attached fee schedule.	
\$100.1	FINES AND PENALTIES	
\$100.1.1	As Set by Law Referenced Externally	
\$100.1.2	Failure to acquire permit and/or pay fee prior to the inception of any individual activity covered in the Fee Schedule will incur a penalty of \$100.00 for any residential project and \$250 for any non-residential project. The penalty applies to each permit and/or fee, individually.	
\$100.2	MOVING PERMIT (in and out, each) Fee due at time of application	\$5
\$100.3	VEHICLE RESTORATION PERMIT Fee due at time of application. One permit per deeded property per year, with the vehicle titled in the name of the property holder(s), and photograph of subject vehicle. May be renewed on a yearly basis with photographic and documented proof of restoration activity. Maximum of one (1) permit renewal per vehicle. Failure to consecutively renew the permit will invalidate any new permit for that particular vehicle.	\$50
\$100.4	BOROUGH PARK AND PAVILION RESERVATION Fee due at time of application.	
\$100.4.1	For resident (proof of insurance required)	\$25
\$100.4.2	For non-resident (proof of insurance required)	\$50
\$100.4.3	Refundable deposit (both resident and non-resident)	\$50
\$100.5	BOROUGH BALL FIELD RESERVATION Fee due at time of application. (Applies to adult leagues or adult teams and all Borough game fields)	
\$100.5.1	For practice or game use (entire day)	\$50
\$100.5.2	For practice or game use (partial day)	\$25
\$100.5.3	For multiple game / tournament use	\$150

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\$100.6	PHOTOCOPIES (per each single side) Fee due immediately	\$0.25
\$100.7	Peddler's License (Valid for one 30-day period per calendar year) NOTE: a copy of the PA State Police background check, driver's license and vehicle registration must be submitted with the application.	\$100
\$100.8	Fee for Returned (NSF) Checks, includes Sewer Payments (per each)	\$35
\$100.9	Delinquent Sewer Account Notification	\$25
\$100.10	Water Termination / Restoration Processing Fee	\$100
\$100.11	Water Termination Loss of Revenue Fee Fee is for each day that water is shut off. Calculated as 20 percent above the PA Water Co.'s daily revenue loss charge.	\$???
\$100.12	Fees Associated with Sewer Delinquency Lien Processing and Filing Fees are incurred for each instance of a lien action and can vary depending on activities needed to service the lien and subsequent claim or release. Fees are due upon issuance of a lien or issuance of a Borough invoice.	
\$100.12.1	Prepare and Mail Legal Notice pursuant to 53 PS §7106	\$35
\$100.12.2	Bookkeeping Fee for Payment Plan of more than three payments	\$50
\$100.12.3	Handling Fee for returned check (per each)	\$30
\$100.12.4	Handling Fee to issue refund check (per each)	\$20
\$100.12.5	Attorney Fees for Lien Processing and Filing	
\$100.12.5.1	Initial review and sending first demand letter	\$160
\$100.12.5.2	Prepare and file lien with copies *	\$300
\$100.12.5.2a	Prepare and file Praecipe to Satisfy *	\$175
\$100.12.5.3	Prepare Writ of Scire Facias	\$175
\$100.12.5.4	Obtain re-issued Writ	\$30
\$100.12.5.5	Prepare and mail letter under Pa. R.C.P. §237.1	\$30
\$100.12.5.6	Prepare Motion for Alternate Service	\$175
\$100.12.5.7	Prepare Default Judgment	\$175
\$100.12.5.8	Prepare Writ of Execution	\$800
\$100.12.5.9	Attendance at sale; review Schedule of Distribution and resolve distribution issues	\$400
\$100.12.5.10	Continue Sheriff's Sale	\$50
\$100.12.5.11	Petition to Assess Damages	\$50
\$100.12.5.12	Petition for Free and Clear Sale	\$400
\$100.12.5.13	Prepare Bankruptcy Proof of Claim	\$100
\$100.12.5.14	Services not covered above will be assessed at: (per hour)	\$175
\$100.12.5.15	There shall be added to the above amounts reasonable out-of-pocket charges, costs, expenses and fees such as, but not limited to, postage, title searches, Prothonotary fees, and Sheriff's fees.	

*Both fees assessed at time of Lien filing.

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§200 BUILDING AND OCCUPANCY PERMITS

§200.1 BUILDINGS AND STRUCTURES (INCLUDING INTERIOR RENOVATIONS AND ALTERATIONS, AND FIRE AND OTHER NATURAL DISASTER REBUILDING) PERMITS

§200.1.1(*)	Income Producing Residential Units / Residential Dwelling Unit Building / Zoning Permits NOTE: Must be submitted at time of application. Application and Base fee for all Building Permits (plus following fees)	\$100
	• up to 1500 sq. ft.	\$150
	• from 1501 to 2000 sq. ft.	\$400
	• from 2001 to 2500 sq. ft.	\$450
	• from 2501 to 3000 sq. ft.	\$500
	• from 3001 to 3500 sq. ft.	\$550
	plus \$ 15.00 per 200 sq. ft. above 3500 sq. ft. or portion thereof	
§200.1.2(*)	Industrial / Commercial / Zoning Permits Application and Base fee for all Building Permits (plus following fees) Plus \$ 00.35 per sq. ft. of Reviewed Square Footage	\$250
	• Income Producing Residential /	\$250
	• Industrial / Commercial base fee (plus costs, if required)	\$250
	• Residential Dwelling	\$50
§200.1.3	PA State UCC Educational Fund Fee Applies to selected permits (*)	\$4.50
§200.1.4	Zoning Hearing Board, initial hearing. Fee due at time of application.	\$900
§200.1.5	Zoning Hearing Board, subsequent hearing (each)	\$500
§200.2	ESCROW	
§200.2.1	Curative Amendment or Borough Ordinance changes subsequent hearings per each. Fee due at time of application.	\$5,000 \$500
§200.2.2	Conditional Use Hearing, Fee due at time of application.	\$900
§200.3	MISCELLANEOUS ITEMS NOTE: Each fee includes the required application fee.	
§200.3.1	All fences (split rail, picket, stockade, chain-link, etc.) Also for decorative retaining walls 4 ft. and below Retaining Walls over 4 Feet	\$40 \$50
§200.3.2(*)	Above-ground swimming pools or outdoor hot tubs	\$50
§200.3.3(*)	In-ground swimming pools	\$150
§200.3.4(*)	Sheds, decks (for roofed patio and accessory buildings)	\$75
§200.3.5(*)	Curb and sidewalk installation (new and replacement) (Residential Dwelling Units). Must meet Borough Specifications NOTE: \$500 inspection escrow due at the time of application.	\$100

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GRADING COMMERCIAL/INDUSTRIAL

Fee based on Engineers Review and size of Project \$1,000.00 minimum

Re-Inspection or Additional Plan Reviews \$100.00 per hour

GRADING PLAN REVIEW AND INSPECTIONS

New Residential Construction

Grading Plan Review and 2 Inspections \$850.00

In-ground Pools \$750.00

Re-Inspection or Additional Plan Reviews \$100.00 per hour

\$200.3.6(*) Curb and sidewalk installation (new and replacement) \$200
(Commercial / Industrial / Income Producing Residential Units)
Must meet Borough Specifications
NOTE: \$500 inspection escrow due at the time of application.

\$200.3.7 Driveway (Residential Dwelling Units) \$75

\$200.3.8 Driveway (Commercial / Industrial / Income Producing Residential Units) on Borough streets and roads, State Highway Permits required on state roads \$100

\$200.3.9(*) Fireplaces / Stoves/ Chimneys / Furnaces (new and replacement) \$100

\$200.3.10(*) Permanent signs (new) \$100

\$200.3.11(*) Permanent signs (replacement) \$75

\$200.3.12 Temporary commercial signs or portable signs \$75
Deposit, returned if sign removed and area cleaned up \$100

\$200.3.13(*) Demolition Permit (Residential Dwelling Units, per structure) \$100

\$200.3.14(*) Demolition Permit (Commercial / Industrial / Income Producing Residential Units, per structure or unit) \$250

\$200.3.15(*) Billboard Permit \$500

\$200.3.16(*) Road Opening Permit per PennDOT
Determined by current published PA Highway Occupancy Permit Regulations, PA Code, Title 67, Chapter 459 and its sections.

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\$200.4(*)	CERTIFICATE OF OCCUPANCY	\$50
	For all occupied structures, buildings or units. Will not be issued until all necessary inspections have been approved and certified.	
	CERTIFICATE OF USE	\$25
	For all swimming pools, spa, hot tubs, garages, finished basements Additions, decks and other NR Permits	
\$200.5	UCC CODE APPEAL FEE	Fee/Escrow for appeal per Board
	Fee and escrow are determined by, and collected, by The Nazareth Area Council Of Governments (NAZCOG) UCC Code Appeal	
\$200.6	CONSTRUCTION TRAILER PERMIT	Per trailer, per year or fraction thereof \$100 Plus escrow \$500
\$200.7	RECREATION FEE	
\$200.7.1	For each new Industrial / Commercial / Income Producing	\$13,720/acre
\$200.7.2	For each new Residential Dwelling Unit	\$3,920
\$200.9	ADMINISTRATION FEE FOR THIRD-PARTY INSPECTION COSTS	See attached fee schedule
\$200.10	FLOODPLAIN ZONING PERMIT APPLICATION SUBMISSION FEE	\$150
	Fee due at time of application.	

THE BOROUGH OF STOCKERTOWN FEE SCHEDULE

§300

BOROUGH PUBLIC WORKS SERVICES AND EQUIPMENT

All fees are per day, unless noted otherwise and are due upon issuance of an invoice from the Borough, with one ~~hour~~ day minimum. Fees for equipment use are exclusive of operator, and require one eight hour day minimum operator fee. Borough employees must operate the equipment.

§300.1	Dump truck, 5 to 6 ton (not available)	\$225
§300.2	Dump truck, 3 to 4 ton	\$175
§300.3	Dump truck, 1 to 2 ton	\$150
§300.4	Bucket truck (not available)	\$125
§300.5	Backhoe	\$175
§300.6	Track Loader (skid loader)	\$175
§300.7	Asphalt roller	\$100
§300.8	Steiner tractor, with accessories	\$100
§300.9	Miscellaneous equipment	\$50
§300.10	Grade laser	\$35
§300.11	Use of hand and small tools	\$25
§300.12	Dumping of trash into Borough dumpster(s) Cubic footage permitted per dump must be determined	\$75
§300.13	Use of Borough Public Works personnel (operator) ▪ Standard working hours (per person, per hour) ▪ Overtime, weekend, or holiday hours (per person, per hour)	\$25 \$38

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\$400

SEWAGE PERMIT FEES

Following fees from **400.1** through **400.4** and **400.6** as per current SEO Fee Schedule (supplied by third-party)

\$400.1

Test Pit Profile Analysis

\$400.1.1

Permit application (single lot) – The property owner or his / her representative will be required to set up an appointment with the Sewage Enforcement Officer (SEO) to arrange for evaluation of the pit, collection of necessary site data, taking of necessary slope readings and notation of all soil mapping information. The owner is required to supply the necessary excavation and any information pertinent to the application. At this time the SEO will try to answer any questions that the owner may have in reference to his system planning or permit procedure.

Per pit evaluation

Quantity evaluation (per perc site)

per SEO

per SEO

\$400.1.2

Subdivision Planning – The subdivision is required to supply a drawing of the proposed subdivision delineating proposed subsurface disposal areas (drawn to scale) for each lot and shall have physically marked these areas in the field according to their individual location on the subdivision plan. At this point the subdivider will contact the Borough SEO to set up an appointment to arrange for the SEO's observation of the pit. The developer shall retain a soil scientist, or other qualified individual, to evaluate individual probes. This is typically performed for general site suitability and planning module preparation. If either soil conditions or slopes exist which would indicate unsuitable sites, the subdivider may have to incorporate this area into acceptable surrounding proposed plots. The subdivider must provide all necessary equipment and labor.

Per pit evaluation

Quantity evaluation (per perc site)

per SEO

per SEO

\$400.2

Percolation Test (limited to six holes)

- Complete
- Partial
- Observation

per SEO

per SEO

per SEO

\$400.3

On-lot Disposal Permit application fees

- New
- Minor repair (building sewer / transmission line)
- Pre-construction inspection
- Final inspection (standard system)
- Final inspection (sand mound)

per SEO

per SEO

per SEO

per SEO

per SEO

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\$400.4	System Malfunction (per hour)	per SEO
\$400.5	Sewer Lateral Connection Fee Connection Fee for Winona Street plant (per EDU) (Must be validated against current Sewer Ordinance)	\$4,006
\$400.6	Sewer Lateral Inspection	per SEO
\$400.7	New or Additional Sewer Lateral Installation - All work is contracted and paid for by the applicant, using an approved and licensed contractor. The applicant is responsible for all costs associated with estimate preparation, engineering, inspection and any other fees associated with the project. The new lateral is only provided to the applicant's property line (edge of Borough's right-of-way).	
\$400.8	STOCKERTOWN BOROUGH SEWER PROJECT MANUAL (Review Pending)	\$300
\$400.9	STOCKERTOWN BOROUGH STANDARD SEWER SPECIFICATIONS BOOK (Review Pending)	\$100
\$400.10	Non-Residential Permits for Mechanical, Electrical, Sprinklers, Hoods and Suppression Systems, Alarms, etc. are based on construction cost. Application Fee:	\$250
	• Cost does not include Plan Review, Inspections or Re-Inspections • Certificate of Use is required after final inspection	\$50

THE BOROUGH OF STOCKERTOWN FEE SCHEDULE

§500 LAND DEVELOPMENT AND / OR SUBDIVISION FEES

§500.1 The following escrow and fee schedule (500.6, Column A and Column B) includes costs for administrative, engineering, and legal activities appropriate to the complexities of land development and / or subdivision.

§500.2 If, in the opinion of Stockertown Borough Council, the actual costs incurred by the Borough for advertising, transcription, legal services, engineering services and professional consulting services exceeds the amount of the escrow deposited as indicated by the below schedule, **NO** zoning / building permit shall be issued until such time as the appellant shall deposit with the Borough a sum sufficient to reimburse the Borough for the aforesaid costs.

§500.3 The Borough may, during the course of the review of any application, require the applicant to deposit that amount sufficient to reimburse ongoing costs to the Borough. Prior to final approval, the Borough may suspend consideration of an application, if said sums are not paid within ten (15) days of billing thereof.

§500.4 The following deposits (items a through (g) in 500.6 Column A) shall be set up as an escrow account, to be replenished by the applicant when the escrow account level reaches fifty percent (50%) or less. These escrow accounts will also act as construction escrow accounts to cover ongoing project costs as detailed above.

§500.5 With each preliminary or final plan submissions in the review process the following fee schedule (items (a) through (g) in 500.6 Column B) will apply. Items (h) and (i) are one-time fees.

All Escrows must be accompanied by a completed Escrow Agreement
Escrow Accounts will not be closed until all professional invoices have been received and paid.

§500.6 ESCROW AND FEE SCHEDULE

	<u>(A) ESCROW</u>	<u>(B) FEE</u>
a. A two (2) lot subdivision	\$3,500	\$500
b. A five (5) or less lot subdivision	\$5,000	\$1,000
c. All single family unit development	\$10,000	\$1,500
plus for each lot over the first ten (10) lots	\$100	\$100
d. All multi family dwelling unit development	\$10,000	\$2,000
plus for each dwelling unit after the second	\$200	\$100
e. Commercial / Industrial, subdivisions	\$10,000	\$ 2,000
, plus for each acre or fraction thereof	\$100	\$100
f. Planned Residential Development	\$10,000	\$1,000
plus for each dwelling unit after the second	\$200	\$100

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g. Land development submission	\$10,000	\$1,500
plus for each acre or fraction thereof		\$300
h. Sketch plan submission Commercial/Industrial	\$3,500	\$500
i. Sketch plan submission Residential	\$1,500	\$300
j. Pre-construction meeting, minimum (actual cost to be charged to the Developer)		\$150
k. Final Plan Submission		\$1,500
a. Continue Escrow from Preliminary Submission		
b. Revised Final Plans will be considered a Preliminary Plan Resubmission and appropriate fees will be assessed.		

Land Development and/or Subdivision

1. Recreation fees for the Development or Subdivision will be paid to the Borough within 30 days after the date of the submission of the First Building Permit Application for the project
2. If the project was approved in phases, payment of Recreation fees shall be paid in phases for the number of lots or planned development per phase.
 - a. Payment due on the submittal of the building permit application of the first unit in each Phase.
3. In the Developments with greater than 100 units, the Recreation fee will be paid in increments of 100 units or fraction thereof with payment due on the submittal of the building permit application of the first unit in each increment.
4. Approved Developments that have no activity within eighteen (18) months from date of Borough approval will be required to pay the most current recreation fee. All development agreements will be structured in this manner.

REDACTED FEES

CONTRACTOR'S LICENSE (ANNUAL) REDACTED

JUNKYARD OR RECYCLING FACILITY (ANNUAL) REDACTED

Municipal - 2023 Fee Schedule – Residential Inspection Services
FLAT RATE COSTS INCLUDING PLAN REVIEW (NEW CONSTRUCTION ONLY)

RESIDENTIAL DEPOSIT (DUE AT TIME OF SUBMITTAL):

\$ 75.00 (This is non-refundable but will be credited to your account for all flat rate projects listed for your specific project. ALL PLANS MUST BE COLLATED.)

RESIDENTIAL DWELLING PACKAGE:

\$ 1375.00 (Up to 2500 Square feet)

Includes building, mechanical, energy, plumbing and electrical
– Up to ten site visits included

\$ 125.00 Cost for each 1 - 500 additional square feet above 2500

INDUSTRIALIZED (MODULAR) HOMES (or manufactured homes over full basement):

\$ 695.00 Includes building, mechanical, energy, plumbing and electrical
– Up to six site visits included

MANUFACTURED (MOBILE) HOMES:

\$ 430.00 Includes building and electrical

Building – Up to three site visits– electrical – Up to two site visits

BASEMENT FINISH OR INTERIOR ALTERATION:

\$ 630.00 Includes building, energy and electrical
– Up to five site visits

\$ 145.00 Additional cost for any plumbing in renovation (requires plumbing inspections)

\$ 145.00 Additional cost for any new HVAC units (requires mechanical inspections)

ADDITIONS:

\$ 825.00 (Up To 750 Square Feet)

Includes building, energy and electrical
– Up to seven site visits

\$ 125.00 Cost for each 1 - 500 additional square feet above 750

\$ 145.00 Additional cost for any plumbing in addition (requires plumbing inspections)

\$ 145.00 Additional cost for any new HVAC units (requires mechanical inspections)

ROOF STRUCTURE (over deck or patio)

\$ 530.00 Includes building only – Up to four site visits

CONCRETE SLAB:

\$ 180.00 Building - one inspection

DECKS:

\$ 320.00 Building – Up to two inspections for decks 48" or more above ground

\$ 400.00 Building – Up to three inspections for decks less than 48" above ground

SWIMMING POOLS:

\$ 320.00 (ABOVE-GROUND)

Building, electrical – Up to two site visits

\$ 530.00 (IN-GROUND)

Building, electrical – Up to four site visits

\$ 320.00 (SPA OR HOT TUB)

Building, electrical – Up to two site visits

ACCESSORY STRUCTURES:

(up to 1000 square feet)

Includes building and energy

\$530.00 – Up to four site visits

\$100.00 Cost for each 1 – 500 additional
square feet above 1000

Municipal - 2023 Fee Schedule – Residential Inspection Services

FLAT RATE COSTS (NEW CONSTRUCTION ONLY) - CONTINUED:

DEMOLITION:

- \$ 180.00 (includes first 2000 square feet)
- \$ 40.00 (for each additional 500 square feet)

ROOF REPLACEMENT:

- \$140.00 - includes one site visit

MINOR ALTERATION (at the discretion of the inspector):

- \$ 200.00 – includes one site visit
- \$ 320.00 – includes up to two site visits
- \$ 400.00 – includes up to three site visits

POLE BUILDING

- \$320.00 Building only – up to two site visits

RETAINING WALL:

- \$ 400.00 – includes up to three site visits

POOL FENCE REPLACEMENT:

- \$180.00 – includes one site visit

PHOTOVOLTAIC (SOLAR) or WIND TURBINE ALTERNATE POWER SYSTEMS:

- \$ 320.00 Roof Mounted First 5kw of system – Building and electric two total site visits.
- \$ 40.00 Each additional 5kw of system.

- \$ 530.00 Ground Mounted First 5kw of system – Building and electric four total site visits.
- \$ 40.00 Each additional 5kw of system.

GENERATOR (back up power) OR GEOTHERMAL SYSTEMS:

- \$ 400.00 – Up to three visits – Building, Mechanical and Electrical Only

NOTE: ALL FLAT FEES LISTED ABOVE INCLUDE PLAN REVIEW

OTHER THAN FLAT RATE AND OTHER SUB CODES:

RESIDENTIAL BUILDING INSPECTIONS (when not included in flat rate pricing):

- \$ 95.00 per hour with one hour minimum

RESIDENTIAL PLANS EXAMINATION (when not included in flat rate pricing):

- \$ 85.00 per hour with a one hour minimum

PLUMBING SUB-CODE FEES (when not included in flat rate pricing):

- \$ 190.00 Including first (6) trapped fixtures – Up to two site visits
- \$ 17.00 per each additional trapped fixture(s)
- \$ 100.00 - new water line
- \$ 165.00 - Sanitary Sewer Hook-up (each lateral)
- \$ 100.00 – Water Heater replacement (plus electric)
- \$ 190.00 – Residential Sprinkler System

MECHANICAL SUB-CODE FEES (when not included in flat rate pricing):

- \$ 190.00 Including first unit or ductwork alterations – Up to two site visits
- \$ 40.00 per each additional mechanical unit. (Units include each air handler and exhaust units over 150CFM, excluding commercial kitchen exhaust.)
- \$ 225.00 Freestanding Stove
- \$ 100.00 HVAC replacement (plus electric)

RESIDENTIAL ELECTRICAL SUB CODE FEES (when not included in flat rate pricing):

RESIDENTIAL UNITS, FLAT RATE (New Construction):

- \$ 190.00 - Single Family with up to 200 Amp Service – Up to two visits.
- \$ 245.00 - Single Family with up to 400 Amp Service – Up to two visits.

INDUSTRIALIZED (MODULAR) HOMES OR MANUFACTURED (MOBILE) HOMES:

- \$ 190.00 - Single Family with up to 200 Amp Service – Up to two visits.

BASEMENT OR INTERIOR RENOVATIONS:

- \$ 190.00 - For up to 25 outlets (plus heat) – Up to two visits.
 - \$ 22.00 - For each additional 25 outlets
- (Please note that an outlet is a receptacle, light, smoke detector, etc.)

ADDITIONS AND ACCESSORY STRUCTURES:

- \$ 190.00 - For up to 25 outlets (plus heat) – Up to two visits.
 - \$ 22.00 - For each additional 25 outlets
- (Please note that an outlet is a receptacle, light, smoke detector, etc.)

SERVICE ONLY:

- \$ 125.00 - 200 Amps or less
 - \$ 165.00 - 400 Amps or less
 - \$ 265.00 - 800 Amps or less
 - \$ 55.00 - Each additional meter or panel inspected per service.
- Please note that all service inspections include one visit only.

SWIMMING POOLS (electric only):

- \$ 190.00 - Above Ground – Up to two visits.
- \$ 400.00 - In Ground – Up to three visits.
- \$ 190.00 - Spa or Hot Tub – Up to two visits.

HEATING AND AIR CONDITIONING UNITS:

- \$ 77.00 - (per unit)
- \$ 44.00 - Baseboard (first unit)
- \$ 11.00 - Baseboard (each additional unit)

MISCELLANEOUS FEES:

- \$ 125.00 - Residential security/fire alarm systems
- \$ 195.00 - EV Charging Station
- \$ 305.00 - Wind Turbine – Up to 5kw – Up to two visits.
- \$ 305.00 - Solar Photovoltaic Systems – Up to 5kw – Up to two visits.
- \$ 33.00 - Solar Photovoltaic and Wind Turbine Systems – Each additional 5kw rating of system.
- \$ 265.00 - Generator (electric only) – (22KW or less) (Use commercial fee schedule if over 22KW)

- \$ 95.00 - COST (PER VISIT) FOR ADDITIONAL VISITS OR CONSULTATION
- \$ 85.00 - RE-INSPECTION FEE FOR VIOLATIONS (PER VISIT)
- \$ 95.00 - MINIMUM INSPECTION FEE (PER VISIT)
- \$ 140.00 - MINIMUM PERMIT FEE
- \$ 55.00 - COST TO COLLATE PLANS (per set of plans)
- \$ 33.00 - COST TO ISSUE PERMIT OR CERTIFICATE OF OCCUPANCY
- \$ 33.00 - COST TO MAKE 8 ½ X 11" COPIES PLUS \$1.00 PER PAGE.
- \$ 55.00 - COST TO MAKE COPIES LARGER THAN 8 ½ X 11" PLUS 2.50 PER PAGE.
- \$ 4.50 - STATE PERMIT FEE (COLLECTED FOR STATE)

Please call 610-866-9663 for any costs not included on these sheets or with any questions.

2023 Fee Schedule – Commercial Inspection Services

COMMERCIAL DEPOSIT (DUE AT TIME OF SUBMITTAL): (This is non-refundable, but will be credited to your account for your specific project. ALL PLANS MUST BE COLLATED)

- \$ 170.00 For alterations or single discipline
- \$ 560.00 For new construction and additions

New Construction and Additions (includes plan review and inspections for building, energy and accessibility sub-codes):

Base Fee:	\$550.00 plus
First 25,000 square feet	\$0.30 per square foot plus
25,001 to 250,000 square feet	\$0.25 per square foot plus
Over 250,000 square feet	\$0.18 per square foot

Alterations, Renovations or tenant "fit-out" (includes plan review and inspections for building, energy and accessibility sub-codes):

Base Fee:	\$550.00 plus
First 25,000 square feet	\$0.30 per square foot plus
Over 25,000 square feet	\$0.14 per square foot

Building and Sub-code Plan Review Fees – (Fee if no inspections are to be performed)

95% of ICC Review Fee. (Minor reviews @ \$94.00 per hour – two hour minimum)

Single sub-code or re-submission (building, mechanical, plumbing, electrical, energy or accessibility) –

All Use Groups: \$94.00 per hour – two hour minimum

Electronic Plan Review Fees - (building, mechanical, plumbing, electrical, energy or accessibility) –

All Use Groups: \$121.00 per hour – two hour minimum - plus printing costs as applicable.

Commercial Building Inspections (not included in fees listed above and Consultation Fees on Behalf of the Municipality:

\$94.00 per hour with one hour minimum

Footing/Foundation Only Fees (includes plan review and inspections for the footing and foundation only):

First 25,000 square feet	\$1320.00
25,001 to 250,000	\$3960.00
Over 250,000 square feet	\$6600.00

2023 Fee Schedule – Commercial Inspection Service (continued)

Special Flat Rate for Building Sub-code (including plan review fees):

Fire Protection – Sprinklers and Standpipes:

\$440.00 - Including first 200 heads and one standpipe
\$0.47 - per sprinkler head (for over 200 heads)
\$140.00 - per standpipe (for over one standpipe)

Fire Alarm System:

\$231.00 Building Only – Up to 5000 square feet
\$365.00 Building Only – 5001 – 10,000 square feet
\$660.00 Building Only – 10,001 – 50,000 square feet
\$1320.00 Building Only – Over 50,000 square feet

Commercial Kitchen Exhaust (Per Hood) (includes building, mechanical and electrical as needed):

\$440.00 – Type 1 - Including hood installation and suppression system
\$231.00 – Suppression system only (in existing hood)
\$330.00 – Hood installation only

Signs - Parallel, Projecting, or Freestanding Signs (Up to 100 square feet):

\$365.00 - (includes building) – Up to two visits
\$ 2.50 - Each additional square foot over 100)
\$ 66.00 – Each additional sign per building permit application

Racking Systems (i.e. warehouses):

\$ 550.00 Building Only - up to 10,000 square feet
\$1100.00 Building Only - 10,000 – 50,000 square feet
\$1650.00 Building Only – Over 50,000 square feet

Roof Replacement:

\$440.00 – (one site visit) (first 5000 square feet)
\$ 33.00 – Each additional 5000 square feet
\$ 94.00 – Adder for insulation inspection when needed

Demolition Permit:

\$ 220.00 - First 1000 square feet
\$ 22.00 – Each additional 1000 sq. feet

Cell Tower Co-locate (on existing structures):

\$365.00 - (includes building only) – Up to two visits

Temporary Tent:

\$220.00 - (one site visit)

Wind Turbine and Solar Photovoltaic Systems (includes building and electrical):

\$400.00 – for first 5kw rating of system
\$ 33.00 - for each additional 5kw rating of system

Minor Alteration as Determined by the Code Official (building only):

\$250.00

Commercial Plumbing and Mechanical sub-code fees (plus plan review):

Plumbing:

\$190.00 - Including first (3) trapped fixtures
\$ 33.00 - per each additional trapped fixture(s)
\$100.00 - new water line
\$165.00 - Sanitary Sewer Hook-up (each lateral)

Mechanical:

\$190.00 - Including one unit or duct work alterations
\$ 44.00 - per each additional mechanical unit
(Units include each air handler and exhaust units over 150CFM, excluding commercial kitchen exhaust.)
\$200.00 – Replacement of single HVAC Equipment.
One visit. Electric & Mechanical

2023 Commercial Electrical sub-code fee (plus plan review):

WIRING OUTLET QUANTITIES:

\$190.00 – 1 to 25 outlets or devices

\$28.00 – each additional 25 outlets or devices

(Please note that an outlet or device is a receptacle, light, switch, etc.)

SERVICES AND FEEDERS:

\$100.00 – 200 Amps or less

\$145.00 – 400 Amps or less

\$200.00 – 800 Amps or less

\$220.00 – 1000 Amps or less

\$265.00 – 1500 Amps or less

\$400.00 – 2000 Amps or less

\$530.00 – Over 2000 Amps

\$ 55.00 – Cost for Additional Panel (at reviewer's discretion)

(x3) Multiplier for above items for voltages over 600

HEATING AND AIR CONDITIONING UNITS:

\$ 77.00 – up to 50 kW for first unit

\$ 33.00 – up to 50 kW for each additional unit

\$100.00 – 51 – 100 kW for first unit

\$ 44.00 – 51 kW – 100 kW for each additional unit

\$135.00 – over 100 kW for first unit

\$ 55.00 – over 100 kW for each additional unit

TRANSFORMERS AND MOTORS:

\$ 66.00 – up to 25hp or 50 Kva

\$ 77.00 – 26 to 50hp or 51 to 100 kVA

\$100.00 – 51 to 100hp or 101 to 200 kVA

\$135.00 – 101 to 200hp or 201 to 500 kVA

\$200.00 – over 200hp or 500 kVA

(x3) Multiplier for above items for voltages over 600

GENERATORS, VAULTS, SUBSTATIONS, ETC.:

\$165.00 - Up to 10KW/KVA

\$200.00 - 10 to 20KW/KVA

\$245.00 – 21 to 100KW/KVA

\$330.00 – 101 to 200KW/KVA

\$400.00 – 201 – 500KW/KVA

\$530.00 – over 500KW/KVA

(x3) Multiplier for above items for voltages over 600

MISCELLANEOUS FEES:

\$125.00.00 – Sign for first unit

\$ 55.00 – Sign for each additional unit

\$605.00 – Commercial Swimming Pool State of PA 3 year certification. This is per inspection – pass or fail.

\$82.50 Each additional pool or hot tub inspected at same time as main public pool.

\$125.00 – Protective Signaling Systems

\$ 33.00 – Site Light and or pole standard (each)

WIND TURBINE AND SOLAR PHOTOVOLTAIC SYSTEMS:

\$ 66.00 – Transfer, disconnect, metering or inverter equipment (each)

\$165.00 – for first 5kw rating of system

\$ 33.00 - for each additional 5kw rating of system

\$ 83.00 - COST (PER VISIT) FOR ADDITIONAL VISITS AND RE-INSPECTION VISITS

\$ 95.00 - MINIMUM INSPECTION FEE (PER VISIT)

\$140.00 - MINIMUM PERMIT FEE

\$ 33.00 - COST TO ISSUE PERMIT OR CERTIFICATE OF OCCUPANCY

\$ 55.00 – COST TO COLLATE PLANS (per set of plans)

\$ 33.00 – COST TO MAKE 8 ½ X 11" COPIES PLUS \$1.10 PER PAGE.

\$ 55.00 – COST TO MAKE COPIES LARGER THAN 8 ½ X 11" PLUS 2.75 PER PAGE.

\$ 4.50 – STATE PERMIT FEE (COLLECTED FOR STATE)

\$ - AFTER HOURS INSPECTIONS – CALL FOR FEES

Note: Projects which are phased may be assessed additional fees.

Please call 610-866-9663 for any costs not included on these sheets or with any questions.

2023 Fee Schedule – Miscellaneous Services

Certificate of Occupancy Fees for Existing Structures: **(Inspections based on Municipal ordinances)**

1 – Residential Dwellings Single Family, Single Family Townhouse, Single Family Twins, Semi-attached, Condominium Units and Mobile Homes.

\$85.00 - each dwelling unit to be inspected

\$77.00 – re-inspection (per visit)

\$33.00 – Certificate of Occupancy

2 – Commercial and Industrial Buildings

\$200.00 for first 1000 sq. ft. or less (single site visit only)

\$ 33.00 for each additional 1 - 500 sq. ft.

\$500.00 Maximum fee for initial inspection

\$ 85.00 re-inspection (per visit)

\$ 33.00 – Certificate of Occupancy

Zoning and Property Maintenance:

All services will be billed at:

\$ 85.00 per hour during normal working hours (7AM to 5PM Monday thru Friday)

\$100.00 per hour during non-normal working hours

MINIMUM PERMIT FEE - \$66.00

Please call 610-866-9663 for any costs not included on these sheets or with any questions.