

RESOLUTION NO. 2010-05

**A RESOLUTION ESTABLISHING BUILDING
PERMIT FEES FOR EAST COCALICO TOWNSHIP
PURSUANT TO ORDINANCE NO. 2010-01**

WHEREAS, on several occasions East Cocalico Township passed Resolutions establishing Building Permit Fees; and

WHEREAS, it is the desire of the Township to charge Building Permit Fees in accordance with the type of structure being erected as well as making differentiation between residential, commercial, industrial, institutional, and agricultural uses of the building, and

WHEREAS, fees are assessable by the municipality for the administration and enforcement undertaken pursuant to the Building Ordinance and the Pennsylvania Uniform Construction Code Act as established by the governing body by Resolution amended from time to time,

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

SECTION 1. RESIDENTIAL FEES:

	Building	Zoning
Single Family Dwelling	\$150 plus \$.05 sq. ft.	\$ 50.00
Townhouse	\$125 plus \$.05 sq. ft.	\$ 50.00
Deck	\$ 25 Flat Rate	\$ 50.00
Pools	\$ 25 Flat Rate	\$ 50.00
Additions	\$ 25 Plus \$.05 sq ft	\$ 50.00
Renovations	\$ 25 Plus \$.05 sq ft	0
Accessory Structures >400 sq. ft.	\$ 25 Plus \$.05 sq. ft.	\$ 50.00
Accessory Structures <400 sq. ft.	\$ 0	\$ 50.00
Fence	\$ 0	\$ 25.00
Driveway	\$ 0	\$ 50.00
Demolition	\$ 0	\$100.00
No Impact Home Business	\$ 0	\$ 50.00
Patio	\$ 0	\$ 50.00
Propane tank installation, fireplace, or Fireplace conversions	\$ 0	\$ 25.00
Solar Installations	\$ 0	\$ 50.00
Permit Renewal	\$ 0	\$ 50.00

PERMITS NOT REQUIRED:

- A. Replacement of windows and doors when there is no change in size of the existing opening.
- B. Re-roofing
- C. Replacement of a hot water heater, boiler, or furnace, or the replacement of any part of a hot water heater, boiler, or furnace with the same electrical and plumbing requirements.
- D. Addition or replacement of siding on the exterior of the residential structure.
- E. Repair or replacement of any nonstructural portion of a deck or porch stoop.
- F. Replacement of an appliance switch or receptacle with a switch or receptacle, which is the same or has a like rating.
- G. The addition of one appliance switch or receptacle.
- H. The repair or replacement of any sink, toilet, tub, shower, or similar plumbing fixture without relocation of any drain or venting device.
- I. Animal shelters of less than 100 square feet exclusive of "runs".
- J. Sealing driveways.
- K. Painting, wallpapering, new flooring
- L. Sidewalks
- M. Swings or other playground equipment accessory to one or two family dwellings.

SECTION 2. COMMERCIAL FEES:

	Building	Zoning
New Construction	\$ 500 Plus \$.20 sq. ft.	\$ 100
Additions	\$ 250 Plus \$.10 sq. ft.	\$ 100
Renovations	\$ 250 Plus \$.10 sq. ft.	\$ 100
Minor Maintenance	\$ 100	N/A
Signs: <25 sq. ft.		\$ 100
<50 sq. ft.		\$ 75
<250 sq. ft.		\$ 100
>250 sq. ft.		\$ 250
Solar Installations – under \$1,000,000	\$ 500	\$ 100
\$1,000,000 and over	\$ 500 per Million	
Permit Renewal		\$ 100

SECTION 3. AGRICULTURAL FEES:

	Building	Zoning
New construction/additions/alterations –		
First 1,000 square feet	\$.20/sq. ft.	\$0
Additional over 1,000 square feet	\$.05/sq. ft.	\$0
Demolition	\$0	\$100
Permit Renewal	\$0	\$50

SECTION 4. CONSTRUCTION CODE PERMIT FEES (3RD PARTY INSPECTION SERVICES)

All re-inspection billing shall be conducted by the 3rd Party and no final Certificate of Use and Occupancy can be obtained until such time as all fees are paid. No building permit or certificate of use and occupancy shall be deemed approved without payment of fees.

COMMERCIAL FEES – FLAT RATE FEES:

Plan Review –

- New Construction Plan Review (all disciplines including ADA) Min. \$250
 Project value determined by current ICC Table
 Value of project multiplied by .0020
 Example \$500,000 multiplied by .0020 = \$1,000
- Interior Renovations and Minor Additions to existing commercial structures
 Plan Review \$60.00 per hour Min. \$100
- Accessibility only
 Plan Review \$75.00 per hour Min. \$125

Inspections –

- Inspections \$60.00 per hour Min. \$ 60
- Accessibility
 Inspections \$75.00 per hour Min. \$75
- Replace or add fire suppression systems Min. \$250
 Plan review \$150
 1 Inspection w/test \$100
 Re-inspect w/test \$75

Solar Energy Projects - \$500.00 per 1 million in value Min. \$500

RESIDENTIAL FEES – FLAT RATE FEES:

- Detached single-family dwellings: Plan review and all UCC required inspections \$650
- Townhouses: Plan review and all UCC required inspections \$600
- Decks: Plan review/footer/final \$150
- Above ground pools and spas: Plan review/electrical and safety barrier Inspection \$125
- In-ground pools: Plan review/rough electrical, bonding and plumbing Safety barrier and final electrical inspection \$250
- Additions and renovations: Plan review and (1) inspection included Min. \$150
The required inspections calculated at plan review
- Additional inspections
- Solar Installations; plan review and inspections \$250
- No re-inspection fees for residential projects

ZONING AND PROPERTY MAINTENANCE

\$50.00/hr

SECTION 5. No Building Permits are required for repairs or maintenance of any Structure or land, provided such repairs do not change the use or exterior dimensions of the structure or otherwise violate the provisions of the East Cocalico Township Zoning Ordinance.

SECTION 6. Permits are required for electrical alterations to a residential structure for the extension of new wiring and circuits and for the replacement of electrical service equipment and wire; extensions of new natural gas piping and equipment installations; for the extension of new plumbing piping and equipment installations.

SECTION 7. All fees payable under Section 4, Construction Code Permit Fees, shall be payable directly to the Township’s Construction Code Official (3rd party). All other fees are payable to East Cocalico Township.

RESOLVED this 2nd day of June, 2010.

EAST COCALICO TOWNSHIP

Douglas B. Mackley

Alan R. Fry

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