Permit and Fee Schedule
2016

EAST CALN TOWNSHIP

CHESTER COUNTY, PA
SINCE 1728

Adopted by Resolution 2016-26
By the East Caln Township Board of Supervisors
January 4, 2016

Penalty for not having an approved permit

Chapter 90 'Building Code' of East Caln Township requires that an approved permit be acquired prior to the start of any regulated work.

Failure to obtain a permit	**Fees as listed herein are doubled.**

Contractor Registration

Contractors operating within East Caln Township are required to be registered with the Municipality and provide Liability Coverage in an amount no less than $1,000,000. Additionally, any contractor with employees must provide proof of Workers Compensation Insurance coverage.

	Administrative Fee	Registration
Commercial Contractors	$40	$60
Residential Contractors	$40	Copy of PA HIC License
Annual registration is required. Failure to register will result in costs at double the normal fee.		

In addition to the non-refundable application fees described herein, each applicant seeking approval, shall reimburse the Township for all costs of engineering and/or inspections, professional planning review, specialized legal services, and other professional services.

Building Permits & Plan Review

Permits are required under the Pennsylvania Uniform Construction Code and the International Code Councils publication of these guidelines & standards. East Caln Township has adopted by ordinance the complete International Code Series of publications. Additionally, the Municipality has retained a number of amendments to the Code that were adopted prior to 1999 and carry on to all subsequent editions of the Codes. **Three sets of plans are to be submitted with each application,** one set remains with the township, one set to applicant and one set must be on-site. All submissions must include an approved Zoning Permit.

NON-RESIDENTIAL/COMMERCIAL PERMITS	
All Permits	
All permits will be charged the additional $4 UCC Fee: As required by State Act 157 of 2006	$4.00
New Construction Square footage costs:	1 to 10,000 sq. ft. + $0.50 per sq. ft. 10,001 to 50,000 + $0.45 per sq. ft. 50,001 to 100,000 + $0.40 per sq. ft. 100,001 to 200,000+ $0.35 per sq. ft.
Minimum Fee:	$200
Additions and Alterations Based on job costs: ***Includes: roofing, decks, swimming pools, spas, hot tubs, towers, etc.***	$100 for first $1000 worth of work; $30 for each additional $1000 worth of work or portion thereof
Mechanical and Plumbing Based on job costs:	$100 for first $1000 worth of work; $30 for each additional $1000 worth of work or portion thereof
Electrical:	$100 Flat Fee
Electrical plans must be reviewed and stamped approved by An approved agency prior to submission to East Caln Township. The third party agency will have to inspect the work being conducted and provide certification of the inspection to this Office. A list of approved electrical inspection/plan review agencies is available from the Township.	
Accessory Buildings	$150 for first 500 sq. ft & $60 for each additional 500 sq. ft.
Signs: If the sign requires a permit per 2009 IBC Appendix H: All other signs: See Misc. Permits p#8	$100 for first $1000 worth of work; $30 for each additional $1000 worth of work or portion thereof
Sprinkler and Fire Alarm Systems	See Page 6
Demolition	$450
Use and Occupancy Inspection Resale or Re-tenant	$200
Re-Inspection or Missed Inspection	$100

RESIDENTIAL PERMITS

All Permits

All permits will be charged the additional $4 UCC Fee: As required by State Act 157 of 2006	$4.00
New Construction One and Two Family Dwellings Square Footage Costs:	$850 for first 2000 sq. ft & $95 for each additional 500 sq. ft.
New Construction Townhomes Square Footage Costs:	$850 for first 2000 sq. ft & $95 for each additional 500 sq. ft.
New Construction Multi-Unit Buildings	$900 per unit
Square footage includes attics, basements, crawl spaces and attached garages	
Additions and Alterations Based on job costs: ***Includes structural roofing, decks, swimming pools, spas, hot tubs, towers, etc.***	$50 for first $1000 worth of work; $20 for each additional $1000 worth of work or portion thereof
Mechanical and Plumbing Based on job costs:	$50 for first $1000 worth of work; $20 for each additional $1000 worth of work or portion thereof
Electrical:	$50 Flat Fee
Electrical plans must be reviewed and stamped approved by An approved agency prior to submission to East Caln Township. The third party agency will have to inspect the work being conducted and provide certification of the inspection to this Office. A list of approved electrical inspection/plan review agencies is available from the Township.	
Accessory Buildings ->1000 square feet	$150 for first 500 sq. ft & $60 for each additional 500 sq. ft.
Accessory Buildings -<1000 square feet	Zoning Permit
Demolition: Accessory Buildings: Residential Building (per unit)	$130 $250
Use and Occupancy Inspection Resale	$100
Re-Inspection or Missed Inspection	$75
Stormwater Permit >2,000sq.ft. of Impervious Coverage	$100
Stormwater Plan review	Actual cost by Township Engineer

Fire Suppression System Permits & Plan Reviews

Fire Suppression Systems, to include but not limited to: Fire Sprinklers, Wet Chemical Systems, Dry Chemical Systems and Gaseous Suppression Systems must have appropriate plans, calculations and cut sheets provided with the application for a permit. **Three sets of plans are required with the submission**.

Fire Code Permits:	
Sprinkler System Permits:	Plans Review & Inspection Fee
1 to 20 heads	$155
21 to 100 heads	$340
101 to 200 heads	$680
201 to 300 heads	$920
301 to 500 heads	$1620
Over 500 heads	$1620 plus $1.20 for each head over 500
Wet Chemical System Permits	Plans Review & Inspection Fee
1 to 15 heads	$250
16 to 30 heads	$390
31 to 50 heads	$625
Over 50 heads	$625 plus $10.00 for each nozzle over 50
Gas Suppression or Dry Chemical Systems	Plans Review & Inspection Fee
1 to 50 pounds	$330
51 to 100 pounds	$400
101 to 500 pounds	$865
501 to 1000 pounds	$980
Over 1000 pounds	$980 plus $0.46 for each pound of agent over 1000
Fire Pumps, Standpipe Systems & Underground Water Main Systems/Private Fire Hydrants	Plans Review & Inspection Fee
Fire Pumps	$255
Standpipe Systems/per standpipe	$275
Underground Water Main/Private Fire Hydrants	$360
Fireworks (Public Display)	$200 flat fee, certificate of insurance & copy of PA Pyrotechnics License
Fireworks (Private Display)	Prohibited

Fire & Life Safety Annual Inspection Fees

In conjunction with the provisions of the International Fire Code, annual Fire Prevention and Life Safety Inspections are conducted on all occupancies, with the exception of Single Family homes, and Townhomes. These inspections are carried out by the Fire Marshal or a designated representative.

Life Safety & Fire Prevention Annual Inspection Fee:

Square Feet	Inspection Fee
Up to 3000	$50
3001 to 5000	$85
5001 to 10,000	$140
10,001 to 30,000	$175
30,001 to 50,000	$200
50,001 to 100,000	$350
100,001 to 150,000	$500
150,001 to 200,000	$650
200,001 and up	$750 plus $50 for each additional 10,000 s.f.

Alarm Systems: Fire Alarm

Alarm Permit applications, for Fire Alarm Systems, must be submitted in triplicate. One set remains with the application, one is returned to the applicant and one must be kept on site.

Alarm Permits – initial application	$100
Fire Alarm & Detection Systems	Plans Review & Inspection Fee
1 to 10 devices	$255
11 to 25 devices	$360
26 to 50 devices	$540
51 to 75 devices	$1020
76 to 100 devices	$1170
101 to 200 devices	$1335
Over 200 devices	$2000 plus $4 per additional device over 200

Plan Review Escrow: In addition to the non-refundable application fees described herein, each applicant seeking Condition Use and/or Land Development approval, shall reimburse the Township for all costs of engineering and/or inspections, professional planning review, specialized legal services, and other professional services used by the Township. The Township shall pay invoices of these professionals, as they become due. When the initial application fee is determined to have become insufficient the applicant is required to replenish the escrow account.

Conditional Use Hearing Application

Conditional Use applications are completed and scheduled to be heard before the Board of Supervisors for a Land Use dictated by Zoning.

Conditional Use Application	$1500 filing fee non-refundable

Land Development & Subdivision Application

In conjunction with the Pennsylvania Municipalities Planning Code and the East Caln Land Development & Subdivision Ordinance, the following fee structure has been assigned:

Final Plan - Residential =<25 lots	$2400 filing fee, plus $500 non-refundable application fee (separate checks)
Final Plan - Residential => 26 lots	$6400 filing fee, plus $500 non-refundable application fee (separate checks)
Final Plan - Non-residential, =< 10 acres or 50,000 s.f. gross floor area	$4400 filing fee, plus$500 non-refundable application fee (separate checks)
Final Plan - Non-residential, => 10 acres or 50,001 s.f. gross floor area	$7400 filing fee, plus $500 non-refundable application fee, Separate checks)
Escrow Administrative Fee	1% of invoices paid
Dormant Escrow after 6 months	Charged $100 per month maintenance

Zoning Opinion, Variances, & Appeals

* Exempt from application filing fee

Zoning Determination Letter	$100
Zoning Appeals:	
Building & related codes as permitted by PA MPC 908(7)	$1500 non-refundable application fee
Zoning – Variance	Same as above
Zoning – Special Exception	Same as above
Zoning Change	$5000 Fee/$2500 Escrow
Curative Amendment	$7500
Zoning – Challenges to Validity	$5000 Fee/$2500 Escrow
Subdivision Ordinance Amendment	$1500 Fee/$750 Escrow

Miscellaneous Permits and Fees

*Exempt from application filing fee

Zoning Permit	$100
Driveway Modification	$100
Fence Permit	$100
Grading Permit	$100 plus Township Engineer's review & inspection charges
Meeting Room Rental	$25 Resident /$50 Non Resident
Road Openings – Township Roads	Per Penn Dot Rate
Shopping Cart Permit	$125 annually ($1500 escrow or bond)
Sign Permit – No Building Permit Req.	$100
Sign Permit - Temporary or Banner	$100 valid for 30 days
Temp. Event, Tent, or Trailer	$50 for 2 consecutive weeks/$50 for each additional 2 weeks up to max of 3 mo. Per permit with BOS approval
Sewer Certification	$10
Sewer Tapping Fee	Per Resolution 1994-24
Solicitation Permit	$20 Background check fee Plus $300
Returned Check	$50
Subdivision/Land Development or Zoning Ordinance Book	$40
Real Estate Tax Certification	Berkheimer Associates
Party to a Hearing Cond. Use & ZHB	$100.00
Postponement of a Public Hearing	$150 per postponement, plus any additional advertising costs
Township Engineering Fees	See Exhibit A
Township Legal Fees	See Exhibit B
Other Professional Fees	See Exhibit C

Bell Tavern Park Pavilion Rentals

East Caln Residents	$100 fee and $50 Security Deposit
Non-Residents	$140 fee and $50 Security Deposit

Once booked the Rental Fee is **Non-Refundable**. Rain or Shine, no exceptions!
Security Deposit will only be refunded if the pavilion is found to be clean, no damage has occurred, and there has not been a violation of the Park Rules.
East Caln Township **accepts CASH and CHECKS ONLY**
Returned checks subject to $50 fee.