

2008-09 Fee Schedule

Including but not limited to cost affiliated with:

Office of Life Safety & Code Enforcement
Land Development & Subdivision
Zoning
Administrative



Adopted by Resolution 2008-____
By the East Caln Township Board of Supervisors
September 6, 2008

The 2008-09 Fee Schedule for East Caln Township is divided into categories for ease of reference.

Section 1 (page 4)	Penalty for not having an approved permit, prior to the start of work
Section 2 (page 4)	Administrative Fees, inclusive
Section 3 (page 4 & 5)	Alarm Systems: Burglar & Fire Alarm
Section 4 (page 5 & 6)	Conditional Use Application & Hearing
Section 5 (page 6)	Contractors' Registration
Section 6 (page 6,7,8)	Building Permits & Plan Reviews
Section 7 (page 8)	Electrical Permits & Plan Reviews
Section 8 (page 8,9,10)	Fire Suppression System Permits & Plan Reviews
Section 8a (page 10,11)	Fire & Life Safety Annual Inspection Fees
Section 9 (page 11,12,13)	Land Development Application & Hearing
Section 10 (page 13)	Mechanical Permits & Plan Reviews
Section 11 (page 13 & 14)	Miscellaneous Permit Fees: (Road Openings, Swimming Pools, Signs, Use & Occupancy Certificates, etc)
Section 12 (page 14)	Plumbing Permits & Plan Reviews
Section 13 (page 15)	Reinspection Fees
Section 14 (page 15)	Zoning, inclusive

Section 1: Penalty for not having a 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	Should the applicant fail to obtain the required permit(s), fees are doubled.
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Section 2: Administrative Fees

From time-to-time there are special requests made to the general municipal offices, the fees for those requests are as follow:

Administrative correspondence & research	\$75 per hour, ½ minimum
Copies, per page	\$0.25
Duplicate Bills/Invoices	\$7
Duplicate payment refund	\$5
Sewer Certification	\$10
Returned Check	\$50
Tax Certification	Berkheimer Associates

Section 3: Burglar & Fire Alarm Permits & Plans

Alarm Permit applications, for both Fire & Burglar 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
Alarm Systems – annual registration	\$25
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

Section 4: Conditional Use Application & Hearing

Conditional Use applications are completed as part of an appeal before the Board of Supervisors for a Land Use dictated by Zoning.

Conditional Use Application	\$1200 filing fee, includes \$300 non-refundable application fee, plus fees permitted by Pa. MPC §908(7)
Plan Review Escrow: In addition to the non-refundable application fees described herein, each applicant, owner, sub-divider, or developer seeking approval of any Zoning, Condition Use or Land Development submission, shall place into an escrow with the Township, at the time of application, an amount as outlined below to cover all costs of engineering and/or inspections, professional planning review (not to include the Chester County Planning Commission), specialized legal services, and other professional services used by the Township in connection with the application. From this escrow, the Township shall pay invoices of these professionals, as they become due. When the escrow amount is determined to have become insufficient during the processing of the application, the Township may request additional funds from the applicant before the application is processed further. Any amount remaining in the plan review escrow account after the application's Final Approval has been rendered or Final Plan Recorded and associated invoices have been satisfied, the remaining balance will be refunded the applicant.	
Residential:	-less than 5 lots/units - \$1500 -5 to 9 lots/units - \$2500 -10 to 24 lots/units - \$5000 -25 lots/unit & more - \$7500
Non-Residential:	-less than 10 lots/units - \$3500 -10 to 24 lots/units - \$5000 -25 lots/units & more - \$7500
Non-Residential:	-less than 50,000 s.f. gross floor area - \$3500 -50,000 to 299,999 s.f. gross floor area - \$5000 -300,000 & more gross floor area - \$10,000

Non-Residential:	-less than 50,000 s.f. gross floor area - \$5000 -50,000 to 299,999 s.f. gross floor area - \$10,000 -300,000 & more gross floor area - \$25,000
Postponement of a Public Hearing	\$150 per postponement, plus any additional advertising costs

Section 5: [Contractors' 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.

All Contractors:	\$100
Registration runs calendar year of January 1 to December 31 annually Failure to register will result in costs at double the normal fee	

Section 6: [Building Permits & Plan Review](#)

A myriad of 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 1997 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 application, one set to applicant and one set must be on-site.

Building Permits: New Construction	Residential
Single Family, detached	\$850 for first 2000 sq. ft & \$95 for each additional 500 sq. ft.
Single Family, semi-detached (does not include sprinkler review fee)	\$750 for first 1200 sq. ft. & \$95 for each additional 500 sq. ft.
Two-family, semi-detached (does not include sprinkler review fee)	\$750 for first 1200 sq. ft. & \$95 for each additional 500 sq. ft.
Townhouse or Row Home (does not include sprinkler review fee)	\$750 for first 1200 sq. ft. & \$95 for each additional 500 sq. ft.
Multiple Dwelling Building (does not include sprinkler review fee)	\$900 per unit
Square footage includes attics, basements, crawl spaces and attached garages	
Building Permits: New Construction	Non-Residential
Application Fee:	\$200
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
Additional Costs:	Fees required for special engineering review are to be paid by the applicant in addition to the standard fee. (ie: sprinkler, structural, HVAC, etc.) The Township reserves the right to require special engineering reviews.
Building Permits:	Accessory Buildings
Residential -< 100 sq. ft.	\$50
Residential -> 100 sq. ft.	Same as Residential Additions
Commercial/Non-Residential	\$350 for first 500 sq. ft & \$60 for each additional 500 sq. ft.
Building Permits:	Additions/Alterations
Residential: additions, interior & exterior alterations, re-roofing, siding, windows, etc.	\$50 application fee & \$50 for first \$1000 worth of work; \$20 for each additional \$1000 or portion thereof
Non-Residential: additions, interior & exterior alterations, re-roofing, siding, windows, etc.	\$100 application fee & \$100 for first \$1000 worth of work; \$30 for each additional \$1000 worth of work or portion thereof
Building Permits:	Demolition
Utility certification of removal or closure required.	
Accessory Buildings:	\$130
Residential Building (per unit)	\$250

Commercial/Non-Residential (pre unit)	\$450
Building Permits:	Miscellaneous Categories
Reinspection or Missed Inspection Fees:	
Residential	\$75
Commercial/Non-Residential	\$150
State Assessment:	\$4 per permit
Plan Review Fee: outside the normal review of a submission:	
Residential:	\$150 per hour
Commercial/Non-Residential	\$150 per hour & \$0.15 per sq ft
Building & Related Code Books	Township costs, plus \$25 handling

Section 7: Electrical Permits & Plan Reviews

Electrical permits & plans are to be submitted for affiliated work. **Two sets of plans are required with the submission.** A Third Party Underwriting Agency will have to inspect the work being conducted and provide certification of the inspection to this Office.

Electrical Permits:	
Residential New Construction	Same as Building Permit/Addition-Alteration
Non-residential New Construction	
Residential, Addition/Alteration	
Non-residential, Addition/Alteration	

Section 8: 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. **Two 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
Install, Repair, Abandon, Remove, Place temporarily out of service, Close or substantially Modify a Compressed Gas System	\$330 flat rate per system
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
Install, Repair, Modify Pipeline for transportation of flammable or combustible liquids (or) Install, construct or alter a terminal for fuel dispensing or similar facilities	Plan Review & Inspection Fee \$200 application fee, \$50 per \$1000 of assessed work & escrow equal to 110% of job costs
Install, Alter, Remove, Abandon or dispose of a flammable or combustible liquids tank	Plan Review & Inspection Fee
Residential, up to 750 gallons	\$75
Residential, over 750 gallons	\$150

Commercial, up to 1250 gallons	\$300
Commercial, over 1250 gallons	\$550
Install, repair, abandon, remove, place temporarily out of service or close a Hazardous Materials Storage Facility or other area regulated by Chapter 27 of the IFC	Plan Review & Inspection Fee \$250 per system
Installation of Industrial Ovens	Plan Review & Inspection Fee \$150 flat rate
Installation of a spray room, dip tank or booth	Plan Review & Inspection Fee Same as Non-Residential Additions/Alterations
Temporary Membrane Structures, Tents & Canopies (Non-residential)	\$100 flat fee
Fireworks (Public Display)	\$200 flat fee, certificate of insurance & copy of PA Pyrotechnics License
Fireworks (Private Display)	Prohibited
Open Burning Permits (when allowed)	\$55 valid for 15-days

Section 8a: 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 the Fire Marshals Office.

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.

Life Safety Plan Reviews (fees for specialty & outsourced reviews)

Cubic Feet	Plan Review & Inspection Fee
Up to 10,000	\$295
10,001 to 30,000	\$350
30,001 to 60,000	\$395
60,001 to 80,000	\$450
80,001 to 100,000	\$525
100,001 to 150,000	\$655
150,001 to 200,000	\$750
200,001 and up	\$750 plus \$1.85 per 10,000 cu ft over 200,000 cu ft

Fire Marshal Placards/Reports/Miscellaneous

Truss Identification Placard	\$15 per placard
Fire Investigation Report	\$75
Fire Investigation Photos (All photographs remain the property of the East Caln Township Office of Life Safety & Code Enforcement and may not be reproduced or sold without written permission from the Township.)	\$5 per photo and/or \$100 per CD/DVD

Section 9: Land Development & Subdivision Application & Hearing.

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

Land Development/Subdivision Application	
Sketch Plan – Residential =< 25 lots	\$1000 filing fee, includes \$300 non-refundable application fee, plus Court Reporters charge
Sketch Plan – Residential => 26 lots	\$1500 filing fee, includes \$300 non-refundable application fee, plus Court Reporters charge
Sketch Plan – Non-residential, =< 10 acres or 50,000 s.f. gross floor area	\$1500 filing fee, includes \$300 non-refundable application fee, plus Court Reporters charge

Sketch Plan – Non-residential, => 10 acres or 50,001 s.f. gross floor area	\$3000 filing fee, \$300 non-refundable application fee, plus Court Reporter charge
Preliminary Plan - Residential => 26 lots	\$1500 filing fee, \$300 non-refundable application fee, plus Court Reporters charge
Preliminary Plan - Residential => 26 lots	\$3500 filing fee, \$300 non-refundable application fee, plus Court Reporters charge
Preliminary Plan - Non-residential, =< 10 acres or 50,000 s.f. gross floor area	\$2500 filing fee, \$300 non-refundable application fee, plus Court Reporters charge
Preliminary Plan - Non-residential, => 10 acres or 50,001 s.f. gross floor area	\$4000 filing fee, \$300 non-refundable application fee, plus Court Reporters charge
<p>Plan Review Escrow: In addition to the non-refundable application fees described herein, each applicant, owner, sub-divider, or developer seeking approval of any Zoning, Condition Use or Land Development submission, shall place into an escrow with the Township, at the time of application, an amount as outlined below to cover all costs of engineering and/or inspections, professional planning review (not to include the Chester County Planning Commission), specialized legal services, and other professional services used by the Township in connection with the application. From this escrow, the Township shall pay invoices of these professionals, as they become due. When the escrow amount is determined to have become insufficient during the processing of the application, the Township may request additional funds from the applicant before the application is processed further. Any amount remaining in the plan review escrow account after the application's Final Approval has been rendered or Final Plan Recorded and associated invoices have been satisfied, the remaining balance will be refunded the applicant.</p>	
Plan Review Escrow Required	
Zoning Change/Curative Amendment	\$5000
Subdivision Ordinance Amendment	\$1500
Grading Permit	\$100 plus Township Engineer's review & inspection charges
Residential: (land development & subdivision)	-less than 5 lots/units - \$1500 -5 to 9 lots/units - \$2500 -10 to 24 lots/units - \$5000 -25 lots/unit & more - \$7500
Non-Residential: (subdivision)	-less than 10 lots/units - \$3500 -10 to 24 lots/units - \$5000 -25 lots/units & more - \$7500
Non-Residential: (land development with existing structures)	-less than 50,000 s.f. gross floor area - \$3500 -50,000 to 299,999 s.f. gross floor area - \$5000 -300,000 & more gross floor area - \$10,000

Non-Residential: (land development with new structures)	-less than 50,000 s.f. gross floor area - \$5000 -50,000 to 299,999 s.f. gross floor area - \$10,000 -300,000 & more gross floor area - \$25,000
Postponement of a Public Hearing	\$150 per postponement, plus any additional advertising costs

Section 10: Mechanical/HVAC Permits & Plan Reviews

In conjunction with the International Mechanical Code, the follow fee schedule is applicable to Mechanical Permits. **Two sets of plans must be submitted with the application.**

Mechanical Permits:	
Residential New Construction	Same as Building Permit/Addition-Alteration
Non-residential Construction	
Residential Addition/Alteration	
Non-residential Addition/Alteration	

Section 11: Miscellaneous Permit Fees:

The following are a list of the permits that are required by Code or Ordinance that did not fit within one of the afore or hereafter tables:

Miscellaneous Permits:

Swimming Pool (inclusive)	Same as Residential Addition/Alterations
Road Openings – Township Roads	\$50 application fee, \$2 per sq ft and escrow established by Township Engineer
Sign Permit – New & Replacement	Same as Non-Residential Addition/Alteration
Signs – return of illegal signs, confiscated by Township (Signs will be destroyed if not picked up within 5-business days)	\$55 per sign

Sewer/Lateral Inspection: underground, outside structure.	\$300	
Sewer Certification	\$10	
Sewer Tapping Fee:	\$2100 minimum	
	Apartments	\$1850 per unit
	Firehouse/Church	\$2100
	Municipal Facility	\$2100
	Schools	\$150 per student
	Hospital/Care Center	\$750 per bed
	Gas Station	\$2100
	Commercial	\$250 per employee
	Restaurants, etc	\$175 per seat
	Motel/Hotel	\$800 per bedroom
	Industrial	\$250 per employee
	Car Wash	\$11,000 per bay
	Not Classified	\$2100
Use & Occupancy Certificates		
New Residential	\$100	
New Non-Residential	\$200	
Resale – Residential	\$100	
Resale – Re-tenant/Commercial		
Under 500 square feet	\$100	
Over 500 square feet	\$250	

Section 12: Plumbing Permits & Plan Reviews

In conjunction with the International Plumbing Code, the follow fee schedule is applicable to Plumbing Permits. **Two sets of plans must be submitted with the application.**

Plumbing Permits:	
Residential New Construction	Same as Building Permit/Addition- Alteration
Non-residential Construction	
Residential Addition/Alteration	
Non-residential Addition/Alteration	

Section 13: Reinspection or Missed Inspection Fees:

Reinspection or Missed Inspection Fees:	
Residential	\$75
Commercial/Non-Residential	\$150

Section 14: Zoning Permits, Plan Reviews & Hearing Costs.

Zoning Permits:	
Shopping Cart Permit	\$75 annually
Driveway:	
Expansion	Same as Residential Addition/Alterations
Resurface	\$75
Sealcoat	No Fee/Contractor must be registered
Fence	\$75
Home Occupation Certificate	\$100
Temporary Signs	\$75 valid for 14-business days
Zoning Compliance Letters	\$75
Plan Review Escrow Required	
Zoning Change/Curative Amendment	\$5000
Subdivision Ordinance Amendment	\$1500
Grading Permit	\$100 plus Township Engineer’s review & inspection charges
Postponement of a Public Hearing	\$150 per postponement, plus any additional advertising costs
Returned Check	\$50
Solicitor/Peddler Permit	\$50
Zoning Compliance letter	\$75
Appeals:	
Building & related codes	\$1200 filing fee, \$300 non-refundable application fee, and fees permitted by Pa. MPC §908(7).
Zoning – Variance	
Zoning – Special Exception	
Zoning – Curative Amendment	
Zoning – Challenges to Validity	
Zoning – Postponement of hearing	\$150 per postponement