

Permit and Fee Schedule 2023



Adopted by Resolution 2023-44
By the East Caln Township Board of Supervisors
May 17, 2023

Returned checks subject to \$50 fee.
All Fee's are NON-REFUNDABLE

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.
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Commercial Contractor Registration

Commercial 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.

	Registration
Commercial Contractors	\$100
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.
PRE-PAYMENT FOR PERMIT APPLICATIONS IS REQUIRED. PERMIT APPLICATIONS MUST BE SUBMITTED WITH PAYMENT.
CHECKS SHALL BE MADE OUT TO "EAST CALN TOWNSHIP "

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. **Two 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. **Commercial applications must also submit an electronic copy of plans/drawing 's.** Commercial contractors must be registered with the Township. All Contractors must submit Certificate of Insurance (Liability and Workers Compensation (or exemption)). Residential Contractors must submit their PA Home Improvement Contractors Number. All electrical permits must be pre-approved by a 3rd party electrical inspection agency prior to permit submittal.

COMMERCIAL PERMITS (NON-RESIDENTIAL)
All Permits

All permits will be charged the additional \$4.50 UCC Fee: As required by State Act 157 of 2006	\$4.50
New Construction (COMMERCIAL) Square footage costs:	Base Fee: \$200.00 Plus: First, 1 to 10,000 sq. ft. + \$0.50 per sq. ft. Next, 10,001 to 50,000 + \$0.45 per sq. ft. Next, 50,001 to 100,000 + \$0.40 per sq. ft. Next, 100,001 to 200,000+ \$0.35 per sq. ft.
Additions and Alterations (COMMERCIAL) 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 (COMMERCIAL) Based on job costs:	\$100 for first \$1000 worth of work; \$30 for each additional \$1000 worth of work or portion thereof
Electrical : (COMMERCIAL)	\$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 (COMMERCIAL)	\$150 for first 500 sq. ft & \$60 for each additional 500 sq. ft.
Signs: If the sign requires a permit per 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 PLUS a Commercial Zoning permit
Sprinkler and Fire Alarm Systems	See Page 6
Demolition	\$450
Use and Occupancy Inspection Resale or Re-tenant	\$200 (COMMERCIAL)
Re-Inspection or Missed Inspection	\$100

RESIDENTIAL PERMITS

All Permits

All permits will be charged the additional \$4.50 UCC Fee: As required by State Act 157 of 2006	\$4.50
New Construction One and Two Family Dwellings Square Footage Costs:	\$1500 for first 2000 sq. ft. & \$150 for each additional 500 sq. ft.
New Construction Townhomes Square Footage Costs:	\$1500 for first 2000 sq. ft. & \$150 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 (New or Alteration): Based on job costs:	\$50 for first \$1000 worth of work; \$20 for each additional \$1000 worth of work or portion thereof
Electrical (New or Alteration) :	\$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:	\$130
Residential Building (per unit)	\$250
Use and Occupancy Inspection Resale	\$100
Re-Inspection or Missed Inspection	\$75
Stormwater / Grading Permit >1,000sq.ft. of Impervious Coverage	\$200 plus Engineer review costs* (escrow required)
Stormwater Plan review	*Escrow to be Determined

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:	Alarm Permits - initial application \$200 Plus:
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 5000	\$100 (reinspection \$50)
5,001 to 30,000	\$200 (reinspection \$100)
30,001 to 99,999	\$300 (reinspection \$150)
100,000 to 200,000	\$350 (reinspection \$175)
200,001 to 300,000	\$500 (reinspection \$250)
301,001 to 400,000	\$650 (reinspection \$325)
400,001 and up	\$750 (reinspection \$375)

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	\$200 Plus:
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. 50% of the Escrow amount is required to be maintained at all times. Invoices must be paid in 30 days. Any unpaid invoices or accounts with an escrow balance below 50% will have all reviews and inspections placed on hold until invoices/escrow balance is paid. An Escrow agreement is due upon application.

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	\$3000 filing fee (non-refundable) (Includes up to 3 hearings, \$500 each additional hearing)
Party to a Hearing	\$100
Postponement of Hearing	\$150 Plus Advertisement Costs

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:

Residential =<25 lots	\$2900 Application fee, plus \$7500 Escrow Account Required* (separate checks)
Residential => 26 lots	\$6900 Application fee, plus \$10,000 Escrow Account Required* (separate checks)
Non-residential, =< 10 acres or 50,000 sf. gross floor area	\$4900 Application fee, plus \$7500 Escrow Account Required* (separate checks)
Non-residential, => 10 acres or 50,001 sf. gross floor area	\$7900 Application fee, plus \$10,000 Escrow Account Required* (separate checks)
Sketch plan review fees	Escrow as required by Township
Escrow Administrative Fee	5% of invoices paid monthly limit \$500
Dormant Escrow after 6 months	Charged \$100 per month maintenance

*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. 50% of the Escrow amount is required to be maintained at all times. Invoices must be paid in 30 days. Any unpaid invoices or accounts with an escrow balance below 50% will have all reviews and inspections placed on hold until invoices/escrow balance is paid.

Zoning Opinion, Variances, & Appeals

* Exempt from application filing fee

Zoning Determination Letter	\$100
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Building, Property Maintenance & related codes as permitted by PA MPC 908(7)	Residential: \$750 Commercial: \$1500 Plus costs
Zoning-Variance/Special Exception	Residential: \$1500 Commercial: \$3000 Plus costs
Zoning Change	\$5000 Fee plus \$2500 Escrow
Curative Amendment	\$5000 Fee plus \$2500 Escrow
Text Amendment	\$2500 plus \$2500 Escrow
Map Change	\$2500 plus \$2500 Escrow
Zoning - Challenges to Validity	\$5000 Fee plus \$2500 Escrow
Subdivision Ordinance Amendment	\$2500 plus \$2500 Escrow
Party to a ZHB Hearing	\$100

Miscellaneous Permits and Fees

Zoning Permit (w/out Building Permit)- Residential	\$100
Zoning Permit (with Building Permit)- Residential	\$50
Zoning Permit-(w/out Building Permit)- Commercial	\$300
Zoning Permit-(w Building Permit)- Commercial	\$200
Keeping of Chickens Permit	\$25 annually
Driveway Modification	\$100 plus Township Engineer's review & inspection charges if required. Escrow required-amount to be determined (minimum \$800 escrow)
Fence Permit	\$100
Grading & Stormwater Permit	\$200 application fee plus Township Engineer's review & inspection charges* *Escrow required-amount to be determined (minimum \$1500 escrow)
Home Occupation Permit	\$100 annually
Meeting Room Rental	\$25 Resident /\$50 Non Resident
UCC Board of Appeals-Hearing	\$500.00
Road Openings - Township Roads	\$50 plus \$2 per sq. foot of opening
Shopping Cart Permit	\$125 annually (\$1500 escrow or bond)
Sign Permit - No Building Permit Req.	\$100 (each sign)
Sign Permit - Temporary or Banner	\$100 valid for 30 days (each sign/banner)
Temp. Event, Tent, or Trailer	\$200/30 days (each tent)
Seasonal Sales/Sidewalk Sales	\$50/Week or \$175/Month Discount Rates when paid in advance: \$1500/calendar year when paid in January
Sewer rental fee's (all districts except Clover Mill District)	\$60.00 for first 15000 gallons of water usage, \$5.25 for each additional 1,000 gallons. 10% Penalty if not paid by bill date plus 1% for each additional month not paid.
Sewer rental fee's - Clover Mill District	\$71.25 per quarter-flat rate.

	10% Penalty if not paid by bill date plus 1% for each additional month not paid.
Sewer Certification	\$20
Sewer Tapping Fee	\$6430/EDU-Commercial \$6430 up to 4 bedrooms, \$2572 each additional-Residential
Solicitation Permit	\$50
Special Event Permit	\$100
Returned Check	\$50
Copying of Township Records (up to 8.5"x14")	.25/page (black and white) .35/page color
Copying of Township Records (Blueprints up to 30"x42")	5.99 per page (black and white)
Subdivision/Land Development or Zoning Ordinance Book	\$50
Real Estate Tax Certification	Contact Chester County Tax Collection Office
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

Bell Tavern Park Pavilion Rentals

East Caln Residents & Non Profits (501c3)	\$75 fee and \$50 Security Deposit
Non-Residents	\$150 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.
Returned checks subject to \$50 fee.