

Permit and Fee Schedule 2020



Adopted by Resolution 2020-38
By the East Caln Township Board of Supervisors
January 6, 2020

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.

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

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| | 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.

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.

NON-RESIDENTIAL/COMMERCIAL PERMITS

All Permits

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| 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

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| 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: | \$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 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: | \$130 |
| Residential Building (per unit) | \$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 | 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.**

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| <i>Fire Code Permits:</i> | |
| 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 |
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| 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.

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| 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.

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.

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| Conditional Use Application | \$1500 filing fee non-refundable |
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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:

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| 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 sf. gross floor area | \$4400 filing fee, plus \$500 non-refundable application fee (separate checks) |
| Final Plan - Non-residential, => 10 acres or 50,001 sf. gross floor area | \$7400 filing fee, plus \$500 non-refundable application fee, (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 |

Zoning Opinion, Variances, & Appeals

* Exempt from application filing fee

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| Zoning Determination Letter | \$100 |
| Zoning Appeals: | |
| Building & related codes as permitted by PA MPC 908(7) | \$1500 non-refundable app fee Residential \$3000 non-refundable app fee Commercial Plus costs |
| 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

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| 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 | \$100 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 2018-39 |
| Solicitation Permit | \$30 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

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| East Caln Residents | \$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.
East Caln Township **accepts CASH and CHECKS ONLY**
Returned checks subject to \$50 fee.