

EARL TOWNSHIP FEE SCHEDULE (REVISED AND EFFECTIVE 1/10/2019)

COPIES (PER PAGE).....	\$ .25
FAX COPIES.....	\$ .50 (Right to Know)
TRUE AND CORRECT CERTIFICATION.....	\$ 2.00 (Right to Know)
ZONING ORDINANCE BOOK.....	\$ 20.00
CODE OF ORDINANCE BOOK.....	\$ 75.00
SUBDIVISION & LAND DEVELOPMENT ORDINANCE..	\$ 20.00
STORM WATER ORDINANCE.....	\$ 20.00
FLOODPLAIN ORDINANCE .....	\$ 10.00
POSTAGE&HANDLING FOR MAILING ORDINANCES...	\$ Actual cost
ZONING MAP.....	\$ 5.00

ZONING PERMIT.....	<u>Minimum Fee</u>
<u>Residential Construction:</u>	
New residential dwellings	\$100.00
Residential Addition/alterations structures	\$ 50.00
<u>Industrial and Commercial Construction:</u>	
New/alterations construction with no change in use	\$150.00
New/alterations construction with change in use	\$175.00

The following construction activities or structures are not regulated under Act 45 (Building Code), but require Zoning Permit.

<u>Agricultural Construction:</u>	
All outbuildings for a farm use less than 500 sq ft	\$ 50.00
All outbuildings for a farm use greater than 500 sq ft	\$100.00

The following structures, if the structure has a building area of less than 1,000 sq ft, and is accessory to a detached one or two family dwelling, and multi-family dwelling units:

a. Detached Carport	\$ 75.00
b. Detached private garage less than 1,000 sq ft	\$ 75.00
c. Greenhouse	\$ 75.00
d. Sheds & gazebos less than 150 sq ft	\$ 50.00
e. Sheds & gazebos from 151 to 1,000 sq ft	\$ 75.00

Uncovered Decks and patios,  
with a floor height of 30" or less above finished grade \$ 75.00

Fences that are no more the 6' in height \$ 50.00  
Plus \$5.00 for over \$1,000.00 of cost/value of improvement

Swimming Pools (does not include in ground-UCC required)  
Above ground (pools with over 24" or more of water) \$130.00  
Inflatable (seasonal) pools \$ 75.00

<u>Signs</u>	
a. Residential Home Occupation or Home Related Business	\$ 50.00
b. Commercial	\$ 75.00

<u>Demolition Permits</u>	
a. Residential & Detached accessory structure Including Agricultural	\$ 90.00
b. Commercial & Industrial	\$ 90.00

Forestry Permit	\$100.00
Zoning Verification Letter	\$ 50.00
Permit processing Fee (all permits)	\$ 25.00
Residential application deposit (Non-refundable if application is withdrawn after plan review has initiated)	\$150.00
Commercial application deposit..... (Non-refundable if application is withdrawn after plan review has initiated)	\$450.00
<u>DRIVEWAY OCCUPANCY PERMITS</u> .....	\$85.00
ZONING HEARING (VARIANCE & SP. EXCEPTION).....	\$800.00
REZONING REQUEST.....	\$850.00
UCC APPEAL HEARING.....	\$800.00
<u>USE &amp; OCCUPANCY PERMITS:</u>	
HOME OCCUPATION.....	\$ 75.00
ON-FARM OCCUPATION.....	\$ 75.00
MINOR ON-FARM OCCUPATION.....	\$ 75.00
NON-RESIDENTIAL BUILDING OR USE.....	\$150.00
NO IMPACT HOME BASED BUSINESS.....	\$ 75.00
BUILDING RENTAL FEE (after office closed).	\$100.00
TRAFFIC CONE RENTAL (each)	\$ 25.00
WASTE & RECYCLING ANNUAL USER RATE	\$185.00
APPEAL FEE.....	\$500.00
<u>EARL TOWNSHIP SEWER AUTHORITY:</u>	
TAPPING FEE (PROJECT 1).....	\$6100.00
TAPPING FEE (PROJECT 3).....	\$9000.00
SEWER SPECIFICATIONS FOR SANITARY SEWER.....	\$ 25.00
SEWER SPECIFICATIONS FOR CONNECTIONS.....	\$ 1.20
EXTENDERS ADMINISTRATION FEE.....	\$ 50.00
NSF CHARGE.....	\$ 20.00
MISC. ADMINISTRATIVES FEE.....	\$ 50.00
USER FEES FOR PROJECT 1.....	\$ 90.00 PER QUARTER
USER FEES FOR PROJECT 2/3.....	\$ 160.00 PER QUARTER
GUARANTEE OF CAPACITY FEE - TAPPING FEE PAID.....	
100% of current annual user rate (640.00 P-2/3& 360.00 P-1 yrly)	
RESERVATION OF CAPACITY FEE - TAPPING FEE UNPAID.....	
50% of current annual user rate (320.00 P-2/3 & 180.00 P-1 yrly)	
<u>WESTERN HEIGHTS WATER AUTHORITY</u>	
TAPPING FEE.....	\$5400.00
USER FEES.....	\$40.00 FOR 1 <sup>ST</sup> 4,000 gallons
EACH 1,000 OVER.....	\$ 13.00
BULK WATER .....	\$50.96 for 1 <sup>st</sup> 7,000 gallons
7001 - 50,000 gallons .....	\$ 6.41 per 1,000 gallons
50,001 + .....	\$ 5.13 per 1,000 gallons
GUARANTEE OF CAPACITY FEE.....	100% of current annual user rate *
RESERVATION OF CAPACITY FEE .....	50% of current annual user rate *

\* The billing procedure shall utilize the historical average of 15,000 gallons per quarter at the current user rate.

**SEO fee schedule to be effective January 1, 2011:**

<b>Probe</b>	<b>\$ 35.00</b>
<b>Perk test</b>	<b>\$140.00</b>
<b>Permit &amp; inspection</b>	<b>\$100.00</b>
<b>Module review</b>	<b>\$ 35.00</b>

Section 1. Application Fee Established: Fees shall be imposed at the preliminary, final and improvement construction plan stages and for revised plans, sketch plans, lot add-on plans, and storm water management plans. The preliminary, final, revised, and lot add-on plan filing fees shall consist of namely, a Basic Fee. The Basic Fee covers the cost of the initial lot/s (remaining acreage) based upon the type of development involved. The Lot Fee is charged toward each additional proposed lot and/or each existing lot, which receives additional area (lot add-on).

**Basic Fee:**

- (a) Minor Residential (1-10 Lots)                      \$150.00
- (b) Major Residential (11 or more Lots)              \$250.00
- (c) Non-Residential    \$350.00

Land Development Plans: Basic Fee \$150.00 plus \$10.00 per 1,000 square feet for part of new or expanded ground floor area for each principal building.

Revised Plan:    \$250.00

Lot Add-On Plan:    \$250.00

Improvement Construction Plan Filing Fee: \$250.00

Sketch Plan:    \$150.00

Waiver Request:    \$ 75.00

Traffic Study Fee in Lieu:

Residential--each lot/unit                              \$350.00

Non-Residential--per square foot  
of usable building floor area                      \$ 1.50

Mobile Home Park License Fee:                      \$ 2.00 each lot

Appeal from license denial                            \$250.00

Storm Water Management without  
Subdivision/Land Development:

Exemption    \$ 75.00

Sm Project Plan    \$350.00

Full Planning     \$500.00

Waiver Request    \$ 75.00

Maintenance Agreement Escrow                    15% of improvement costs

The Owner/Developer agrees to pay/reimburse the actual cost(s) of any and all review, inspections and testing, as well as all engineering and legal fees incurred by the Township, upon receipt of invoices.

# Earl Township/ABI

Effective Jan 1, 2018

## RESIDENTIAL FEE SCHEDULE

***ALL 1 & 2 Family Dwelling Fees*** (International Residential Code) are as follows:

A fee of \$69 shall be assessed per inspection in addition to a fee of \$165 for an A.B.I. Basic Project Plan review. The plans examiner/inspector may waive or reduce plan review fees for projects small in nature or by design. Administration and Enforcement of the Property Maintenance Code will be invoiced at \$85.00/hr.

These fees shall apply for all residential structures up to 2000 square feet. Residential structures exceeding 2000 square feet shall be assessed at a flat rate of .305 per square foot. For residential projects of 550 square feet and less the fee shall be \$195 for interior renovations only and \$325 for exterior renovations requiring footings and foundations (These fees include the plan review). Fees for renovations that involve only the plumbing, electrical, or mechanical trades shall be based upon a fee of \$69 per required inspection.

The following minimum inspections are required under the Pennsylvania Uniform Construction Code Act for Residential One & Two Family dwellings: Footer, Foundation, Mechanical, Electrical, Plumbing, Framing, Energy, Wallboard, and Final. Footer or insulation inspections that require more than one trip due to multiple footer pours or separate insulation installs for walls and ceilings shall be at a rate of \$69/trip.

**A re-inspection fee of \$69 shall apply for additional site visits due to violations. Re-inspection fees are at the discretion of the Code Official.**

In lieu of the Blower Door Test ABI will perform by request the Table N1102.4.2 24-point Air Barrier & Insulation Inspection for \$165. If you request this inspection please inform your residential plans examiner when you submit your permit documents for review.

**Residential Decks:** The fee for decks is \$185 based upon a post hole inspection, a framing inspection prior to installing floorboards, and a final inspection after all floorboards, handrails, guardrails, and stairway systems have been installed. Decks of unusual design or supporting unusual loads may at the discretion of the code official require the seal of a building design professional. Additional fees may be assessed if additional trips are required at the cost of \$69 per trip. For decks exceeding 550 square feet the fee shall be .305/square foot. Residential decks over 6 feet above grade shall be approved by a design professional. The plan review fee for all decks is \$69.

**Residential Swimming Pools:** Pools shall comply with Appendix "G" of the 2009 International Residential Code. In-ground pools shall have the following mandatory inspections: Digout (prior to pouring concrete or setting walls, rebar shall be in place), electrical bonding, subsurface plumbing and electrical, concrete deck prior to pouring with bonding wires installed, final inspection with any required fencing and/or required alarms installed. Above ground pools shall have the following mandatory inspections: Electrical Rough-in and bonding where required and a Final Inspection with any required fencing or barriers installed. Fees for each inspection required for both above ground and in ground pools shall be \$69 per inspection. The plan review fee for all pools is \$69.

# EARL TOWNSHIP/ABI, INC.

Effective Jan 1, 2018

## Commercial/ Industrial Fee Schedule

Administration and Enforcement of the Property Maintenance Code, pre-permit site consults, and post-permit consults will be invoiced at \$85/hr.

For Commercial/Industrial projects 1000 square feet and less the following fees shall apply (in addition see Accessibility Fees): A plan review fee of \$165/ hr. shall be assessed. In addition a fee of \$115 per inspection shall be assessed. Renovations involving only plumbing, electrical, or mechanical trades shall be based upon a fee of \$115 per site visit. These fees may be adjusted lower based upon the simplicity of the project.

For Commercial/Industrial projects exceeding 1000 square feet the following fees shall apply (in addition see Accessibility Fees): Commercial/industrial projects over the minimum square footage per use group a plan review fee of \$165/hr shall be assessed and the following minimum inspection fees shall apply with a minimum fee of \$950 for new construction and \$735 for interior renovations. This fee is based upon the minimum square footage shown per use group. These fees may be adjusted lower based upon the simplicity of the project.

A plan review fee of \$165/hour shall be assessed (Minimum 1 hour). In addition a square footage fee based upon the Use Group classification shown in the following table shall be assessed. Column "A" is for interior renovations and column "B" is for new construction. If both renovations and new construction will take place combine the fees of the square footage of renovation based upon the use group with the fees for new construction based upon the use group to arrive at a total inspection fee. If the combination of new and renovated square footage is less than the minimum fee for the new construction in that use group the minimum fee shall apply. To calculate the fee for a mixed use group calculate the square footage of each use group and multiply by the appropriate use group fees shown in the table, then sum the fees for all use groups to determine the total project fee. Special fee adjustments may be made for projects of repetitive design or complexity of construction.

A permit clerk fee of \$30/hr is provided for logging in, processing, and logging out of permits.

No.	USE GROUP from the International Building Code (Based upon ICC building construction valuation data)	A	Min.Insp.Fee applies up to sq. ft. shown	B	Min.Insp.Fee applies up to sq. ft.shown
1	Utility and Miscellaneous (see Section 312): Group U	\$.29	2500	\$.345	2700
2	Storage (see Section 311): Groups S-1 and S-2	\$.30	2400	\$.36	2600
3	Factory and Industrial (see Section 306): Groups F-1 and F-2	\$.31	2300	\$.375	2500
4	High Hazard (see Section 307): Groups H-1, H-2, H-3, H-4 and H-5	\$.32	2200	\$.39	2400
5	Mercantile (see Section 309): Group M	\$.335	2150	\$.405	2275
6	Residential (see Section 310): Groups R-1, R-2, R-3, and R-4	\$.345	2075	\$.42	2175
7	Business (see Section 304): Group B	\$.36	1975	\$.435	2100
8	Educational (see Section 305): Group E	\$.37	1900	\$.45	2000
9	Assembly (see Section 303): Groups A-1, A-2, A-3, A-4 and A-5	\$.38	1875	\$.47	1950
10	Institutional (see Section 308): Groups I-1, I-2, I-3 and I-4	\$.385	1850	\$.50	1825

Accessibility- The accessibility plan review is included in the building plan review fee. If Accessibility inspections are required, the accessibility inspection fee is calculated as follows. \$320 up to 10,000 square feet. Over 10,000 square feet the fee shall be the minimum fee plus .025/sq.ft. for the total amount of square footage exceeding 10,000 square feet. These fees may be adjusted lower based upon the simplicity of the project.

Internally Illuminated Signs: Signs shall comply with Appendix "H" of the 2003 International Building Code. The following fees shall be assessed for signs. Each sign or group of channel letters shall be individually assessed. Square footage shall be based upon the actual face dimension of the sign or the total area encompassed by the group of channel letters. Apply for special fee for three or more signs installed at the same physical location at the same time. A minimum fee of \$240 shall apply to any internally illuminated sign up to 30 square feet in area. For signs over 30 square feet or for multiple signs apply for special fee. The Code Official may reduce this fee for multiple signs inspected at the same time on the same site or for signs of small area (Less than 10 square feet). In addition to the minimum fee free standing signs with sign footings and support structures will be computed at \$85 per inspection multiplied by the number of inspections required. ***Fees for all other services shall be invoiced at a rate of \$165/hour.*** (Legal or Consulting)

Commercial decks shall be approved by a design professional. For Commercial pools see fees for Commercial/Industrial projects of 1000 square feet or less. Commercial Pools 3-Year D.O.H. Electrical Renewal..... \$265.00

January 1, 2018

# Earl Township/Code Administrators Inc

## Effective Jan 1, 2018 Fee Schedule

CAI shall conduct services based on the following fees being paid to CAI based on the monthly services utilized or upon the issuance of the building permit as the Municipalities policy shall dictate. All re-inspection billing shall be conducted by CAI and no final Certificate of Use & Occupancy can be obtained until such time as all fees are paid. No building permit or Certificate of Use & Occupancy shall be deemed approved without payment of fees.

### Residential-Additions & Alterations

\$60.00 per Construction Inspection

Plan review and consulting are conducted at \$50.00 hr billed at ¼ hour increments.

Re-inspections are conducted at \$60.00 per trip to job site.

### Residential New Construction

\$70.00 per Construction Inspection

\$50.00 per hour Sprinkler System Review

\$210.00 Plans Review Fee per dwelling unit

Fire sprinkler systems plans review are conducted at \$50.00 per hour.

Re-inspections are conducted at \$70.00 per trip to job site.

### Commercial New Construction Additions Alterations

The commercial fee schedule is based on a sliding scale with a minimum charge of \$160.00.

**Projects under \$250,000.00** (Building, Mechanical, Plumbing, Electrical and Energy)

<u>Cost of Construction</u>	<u>Minimum Cost</u>	<u>Allotment of Inspections</u>
\$0 - \$19,999	\$160.00	2
\$20,000 - \$39,999	\$310.00	4
\$40,000 - \$59,999	\$460.00	6
\$60,000 - \$79,999	\$610.00	8
\$80,000 - \$99,999	\$760.00	10
\$100,000 - 149,999	\$1060.00	14
\$150,000 - \$199,999	\$1760.00	23
\$200,000 - 250,000	\$2260.00	30

### Project above \$250,000.00

Up to \$1,000,000 is charged at 1.55% of the cost of construction.

Then from the next \$1,000,001 to \$2,000,000 is charged at 1.003% of the cost of construction.

Then from the next \$2,000,001 and above is charged at .501% of the cost of construction.

This fee includes all plan reviews and inspections.

Hood and Duct System(s) \$310.00 per system

Elevator(s) \$210.00 per bank

Fire Sprinkler System / 1- 100 heads \$510.00 additional heads over 100 \$3.00 each

Fire Pump, \$360.00 per pump

Fire Detection/Alarm System(s) Minimum fee \$160.00 to 15,000 sq. ft.

Additional sq. ft. at \$.02 each sq. ft.

Alternate Fire Suppression System \$85.00 per hour

Accessibility Review \$160.00 per hour

Adopted Jan 1, 2018

Effective Jan 1, 2018

## Earl Township/Technicon Enterprises Inc 2018 Fee Schedule

### **Building Permits are required for the following, with the fees set as follows:**

All residential buildings and structures over 1000 sq. ft. and addition(s) to any principle building require a building permit, see Section B. Except as noted in Section A. A state mandated fee of \$4.50 is charged to the applicant for issuance of building permit.

### **Section B – Residential**

1. New one and two family dwelling unit, multiple family dwelling unit, or similar residential structure; fee shall be computed on a square foot basis as measured out-to-out of the structure, and shall include basements, bays, hallway, stairways, utility rooms, storage rooms, lobbies, attached garages, foyers and attics that have a minimum of 6-foot headroom.  
\$100.00 plus \$0.32 per sq. ft. of floor area.
2. Attached and detached structures and additions accessory to a residential dwellings to include roofed porches.  
\$100.00 plus "\$0.32 per sq. ft. of floor area (min. bldg. fee \$375.00)
3. Manufactured Housing Units (inspection of basements, piers, footers and final inspection is required \$100.00 plus \$0.32 per sq. ft. of floor areas
4. Alterations, renovations, or modifications of existing buildings or structures to include but not limited to: uncovered decks and patios with a floor height greater than 30" above finished grade.  
\$100.00 plus \$0.32 per sq. ft. of floor area (min. bldg. fee \$220.00)
5. Miscellaneous: \$110.00 plus review inspection fees
  - Structure to include but not limited to Communication towers and/or antennas
  - Retaining walls (over 4' in height)
  - Alternative energy systems
    - Plan review/re-review \$55.75 per hour
    - Inspections to include electrical, If needed \$90.00 per inspection, as determined by inspector
6. Re-inspection fee \$90.00 per inspection
7. Re-view \$55.75 per hr

Adopted Jan 1, 2018



Effective Jan 1, 2018

**Earl Township/Technicon Enterprises Inc  
2018 Fee Schedule**

**Section C – Commercial**

1. Commercial, Industrial, Institutional Buildings
  - a. First \$1,000.00 of project cost\* \$110.00
  - b. Each additional \$1,000.00 or part thereof \$ 8.05
  - c. Plan review and Accessibility plan review fee \$ 55.75 per hr
  - d. Accessibility inspections \$210.00
  - e. Minimum building permit fee \$375.00
  
2. Review of revisions to previously approved plans \$ 55.75 per hr
  
3. Additions, alternation, renovations, or modification of existing buildings or structures.
  - a. First \$1,000.00 of project cost\* \$110.00
  - b. Each additional \$1,000.00 or part thereof \$ 8.05
  - c. Plan review and Accessibility plan review fee \$ 55.75 per hr
  - d. Accessibility inspections \$210.00
  - e. Minimum building permit fee \$375.00
  
4. Special Structures to include, but not limited to tower, storage tanks, cell tower, retaining walls (over 4' in height) and commercial signs \$150.00 plus review and inspection fees
  - a. Plan review fee \$ 55.75 per hr
  - b. Inspection fee \$90.00 per inspection as determined by inspector

Adopted Jan 1, 2018

Effective Jan 1, 2018

**Earl Township/Technicon Enterprises Inc  
2018 Fee Schedule**

**Section D – Electrical**

1. Residential Inspections:

a. Service inspection	\$ 90.00
b. Rough wiring inspection	\$ 90.00
c. Final Inspection	\$ 90.00
d. Plan review	\$ 55.75 per hr
e. Re-inspection fee	\$90.00 per insp.

2. Commercial Inspections:

a. Plan review and revisions	\$ 55.75 per hr.
b. First \$1,000.00 of project cost*	\$ 110.00
c. Each additional \$1,000.00 or part thereof	\$ 8.05
d. Minimum building permit fee	\$ 250.00
e. Re-inspection fee	\$ 90.00 per insp.

Adopted Jan 1, 2018

**Earl Township/Technicon Enterprises Inc  
2018 Fee Schedule**

**Section E – Plumbing, Mechanical and HVAC**

- |  |                         |
|--|-------------------------|
| 1. Residential Inspection  | \$ 90.00 per inspection |
| a. Any plumbing, mechanical and/or HVAC work not associated with a building permit and not exempted by the Uniform Construction Code Section 403.62 Permit Requirements and Exemptions shall require a permit. |                         |
| b. Plan review   | \$ 55.75 per hr         |
| c. Re-inspection fee   | \$ 90.00 per insp.      |
| 2. Commercial Inspection   |                         |
| a. Any plumbing, mechanical and/or HVAC work not associated with a building permit and not exempted by the UCC Section 403.62 Permit Requirements and Exemptions shall require a permit.                       |                         |
| b. First \$1,000.00 of project cost*   | \$ 110.00               |
| c. Each additional \$1,000.00 or part thereof  | \$ 8.05                 |
| d. Plan Review   | \$ 55.75 per hr         |
| e. Minimum building permit fee   | \$ 250.00               |
| f. Re-inspection fee   | \$ 90.00 per insp.      |

\*The applicant for a permit shall provide an estimated project cost at time of application. Permit valuations shall include total value of work, including excavation for building, materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.

**Earl Township/Technicon Enterprises Inc  
2018 Fee Schedule**

**Section F – Miscellaneous**

1. Demolition Permit:
  - a. Residential and detached accessory structure \$ 90.00
  - b. Commercial, Industrial, Institutional and Detached accessory structures \$165.00
  
2. Swimming Pools and spas:
  - a. Above ground includes one electrical inspection \$190.00
  - b. In-ground  
Includes (2) electrical inspections \$365.00
  - c. Inflatable (seasonal) pools \$ 85.00
  
3. Building Permit review and issuance \$ 40.00
  
4. Building Permit Renewal Fee \$ 60.00

**Section G – Permit Conditions**

When scheduling inspections, the contractor must ensure he has completed all items necessary for the inspection. “Should the Building Inspector/Zoning Officer be required to make additional inspections, a fee of \$90.00 will be due to defray the cost of the inspection. The entire fee must be paid prior to the inspection to the Inspection Agency.