

**BOARD OF SUPERVISORS
ELK TOWNSHIP
CHESTER COUNTY, PA**

RESOLUTION NO. 2013-03

WHEREAS, the Board of Supervisors of Elk Township has enacted Ordinance No. 2004-02, which sets forth Elk Township's election to administer and enforce the provisions of the Pennsylvania Construction Code Act, Act 45 of 1999, 35 P.S. 7210.101--7210.1103 as amended from time to time, and its regulations, and that Elk Township has the authority to assess fees for the administration and enforcement undertaken pursuant to Ordinance No. 2004-02; and

WHEREAS, the Board of Supervisors of Elk Township desires to establish a Fee Schedule for the administration and enforcement of the Pennsylvania Construction Code Act and related matters; and

WHEREAS, this fee schedule shall be effective as of the 1st day of April 2013; and

WHEREAS, all other Resolutions or parts of Resolutions inconsistent herewith shall be and are expressly repealed.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Elk Township, Chester County, Pennsylvania that the following be established as the Fee Schedule for the Administration and Enforcement of the Pennsylvania Construction Code Act:

I. RESIDENTIAL

- A. New Construction: Permit Fee to be determined as \$0.55 per square foot with a cap of \$5,000.00.
- B. Agricultural Buildings (which include a Living Area as defined in PA Act 45): \$0.25 per square foot, or fraction thereof, plus the cost of new construction for the living area per item A. above.
- C. Additions: \$0.30 per square foot with a minimum fee of \$250.00.
- D. Alterations (which do not increase Living Area): \$22.00 per \$1,000.00 of estimated costs with a minimum fee of \$250.00.
- E. Garages/Accessory Structures Larger than 1,000 Square Feet: \$0.25 cents per square foot with a minimum fee of \$250.00.
- F. Residential Decks Over Thirty (30) Inches From Grade, Porches (not enclosed): Permit Fee of \$100.00 plus \$0.15 per square foot with a minimum fee of \$200.00.
- G. Residential Swimming Pools:
 - 1. Above Ground: \$150.00
 - 2. In Ground: \$300.00

- H. Miscellaneous (not specifically listed in fee schedule): Calculated at 1% of estimated cost with a minimum fee of \$175.00.
- I. Demolition: Calculated at 1% of estimated cost with a minimum fee of \$200.00.
- J. Driveways: \$75.00.
- K. Placement of Construction Trailer: \$250.00 Dollars
- L. Moving of Structures (Mobile Homes, Structures, etc.): 1% of cost with a minimum fee of \$150.00. No new construction and/or installation included.
- M. On-Lot Sewage Maintenance Inspection: \$100.00 per inspection. Administrative work required will be charged at the current hourly rate in effect for the Administrator/Inspector.

II. COMMERCIAL/INDUSTRIAL/INSTITUTIONAL

- A. New Construction Including Additions: \$600.00 for the first five hundred (500) square feet; \$250.00 for each additional fifteen hundred (1,500) square feet up to ninety-five hundred (9,500) square feet; \$175.00 for each additional one thousand (1,000) square feet.
- B. Alterations: \$30.00 per \$1,000.00 of estimated costs with a minimum fee of \$600.00.
- C. Miscellaneous (not specifically listed in fee schedule): Calculated at 1% of estimated cost with a minimum fee of \$400.00.
- D. Placement of Construction Trailer: \$500.00

III. ROAD OPENING/OCCUPANCY

Per PSATS Schedule of Fees for Highway Occupancy Permits.

IV. SIGNS

\$6.00 per square foot of sign area with a minimum fee of \$100.00 (area to be determined by outside dimensions of framework.)

V. PLUMBING FEES

First 5 fixtures.....	\$75.00
Each additional fixture.....	\$10.00
Alterations to Plumbing other than repairs.....	\$75.00

VI. HVAC/MECHANICAL PERMITS

(Any work not exempted under the parameters of PA Act 45, Section 403.62.)

First \$1,000.00.....	\$75.00
Each Additional \$1,000.00.....	\$20.00

VII. ELECTRICAL PERMITS

- A. Permit Fee of \$100.00
- B. The applicant is responsible for any Electrical Plan Reviews, Inspections, etc. payable to the Electrical Plan Reviewer or Inspector.

VIII. ANNUAL PERMITS PER ACT 45

\$250.00

IX. ZONING PERMITS

- A. Unregulated Structures per PA Act 45: \$100.00
- B. Regulated Structures per PA Act 45: \$100.00

X. ADDITIONAL REQUIREMENTS

- A. Pa Act 45 requires the Municipality to Charge \$4.00 for each permit issued. The \$4.00 fee is in addition to the above fees.
- B. No application is considered complete until all the necessary documents have been filed and fees have been paid.
- C. All fees are **DOUBLED** if permit is not obtained until after start of construction.
- D. Normal fee includes all filing and processing costs, and mandated inspections necessary to issue a Certificate of Occupancy. Any additional re-inspections required will be charged at actual cost and shall be paid before a U & O Certificate is issued.
- E. Original Permits are effective for 180 days. Permits may be renewed **PRIOR** to expiration as follows:

Permits in good standing may be renewed prior to expiration by an additional payment of 50% of the original Permit Fee. The request for an extension shall be in writing and justifiable cause demonstrated. The Code Official is authorized to grant one or more extensions in writing for a period of not more than 180 days.
- F. Any additional re-inspections required will be charged at actual cost and shall be paid before a U & O Certificate is issued. Permits that expire will need to be reissued at the fees charged for any NEW building permit.
- G. A valid Zoning Permit is required prior to submission of an application for a Building Permit.
- H. A valid Zoning Permit is required for all structures unregulated per Pa Act 45.
- I. Any Agricultural Building with a Living Area (as defined in Pa Act 45) is required to apply for a Building Permit.

- J. All Zoning Permit Applications require a plot plan drawn to scale indicating the location of the proposed structure with all setbacks from the Property/Lot Lines.
- K. All proposed decks less than 30 inches from grade, in addition to the requirements of Item I, must demonstrate a Section View indicating the elevation or height from finished grade of the structure.
- L. All Accessory Structures, in addition to the requirements of Item I, require a plan and elevation view indicating the square footage and height of structure.
- M. Square footage costs are based on outside dimensions including attached garages and unfinished basements or finished basements (crawl spaces are not included in calculation.)
- N. The construction cost shall be provided by the Applicant (include copy of contract or estimate) and confirmed by the Elk Township Building Code Official, or other duly designated Elk Township official, to ensure that the cost is consistent with the most current Building Valuation Data as published by the International Code Council. As between the construction value submitted by the Applicant and the most current Building Valuation Data as published by the International Code Council, the higher value shall be used in determining the permit fee.
- O. No subsequent Erosion and Sedimentation Control Permit, Building Permit or Certificate of Use & Occupancy will be granted to any applicant having unpaid fees/costs in excess of fifteen (15) days from the date of invoice for any Township services.

Adopted this 1st day of April 2013.

Board of Supervisors
of Elk Township

BY

F. Palmer Durborow, Chairman

Attest:

Estace Walters, Vice Chairman

Terri Kukoda, Secretary

Albert Jczyk Jr., Member