

RESOLUTION 05 - 29

A RESOLUTION OF THE TOWNSHIP OF FALLS AMENDING FEES RELATING TO
SUBDIVISION AND LAND DEVELOPMENT SECURITY ACCOUNTS AND EARTH
DISTURBANCE ESCROW ACCOUNTS

WHEREAS, Falls Township is a municipality organized under the Second Class
Township Code of the Commonwealth of Pennsylvania; and

WHEREAS, the Second Class Township Code authorizes the Board of Supervisors from
time to time, to adopt various fees as provided under the Falls Township Code; and

WHEREAS, it is in the interest of Falls Township to update its fee schedules.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors that the fees
relating to Subdivision and Land Development Security Accounts and Earth Disturbance Escrow
Accounts, as provided in the Codes, are hereby amended in the New Fee Schedule attached
hereto as Exhibit "A"; and

BE IT FURTHER RESOLVED that the new Fee Schedule supersedes and makes null and
void any Fee Schedules of the Township which are inconsistent with this Resolution adopting the
New Fee Schedule; and

BE IT FURTHER RESOLVED that the payment of all fees indicated on the New Fee
Schedule and the issuance of all Township permits and reviews associated therewith shall be paid
and acquired respectively by any permittee or applicant to the extent reasonably practicable upon
first application for any such permit or review.

RESOLVED AND ENACTED this 16th day of August, 2005.

BOARD OF SUPERVISORS
FALLS TOWNSHIP

By: 

Chairman

ATTEST:

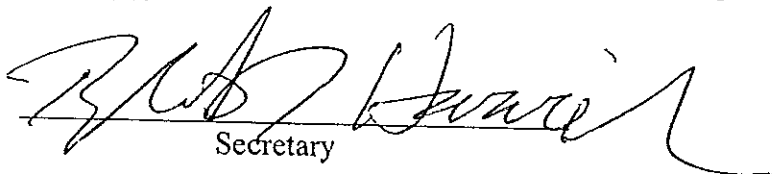

Secretary

EXHIBIT "A"

PART 1. BUILDING PERMIT FEES

Residential, New Construction, Additions And Alterations

- \$100.00 for the first \$1,000.00 of the estimated cost of work.
- Thereafter, \$32.00 per thousand up to \$20,000.00.
- \$12.00 per thousand or fraction over \$20,000.00.
- Renewals or extensions on permits, fee is \$100.00 per calendar year.

Permit Fees For Commercial And Industrial - New Construction, Additions And Alterations (Structural, Fire Alarms and Sprinkler Systems)

- \$110.00 per thousand or fraction thereof of the estimated cost of work for the first \$50,000.00 of work.
- \$22.00 per \$1,000.00 or fraction thereof for the next \$100,000.00.
- \$11.00 per thousand or fraction past \$150,000.00.

Plan Reviews For: Residential Work - \$25.00

Commercial And Industrial New Construction, Additions And Alterations - \$100.00 for each code review required (Building, Plumbing, Mechanical, Electrical, and Fire)

Signs:

Signs Under 100 Square Feet	\$50.00
Signs 100 Square Feet Or Larger	\$125.00

Other Fees & Charges:

Review fee per page of plans once original plans have been approved	\$50.00 per page
Consultation 2 hour minimum	\$75.00 per hour
Deposition 4 hour minimum	\$75.00 per hour + \$35.00 travel expense

Manufactured homes shall be considered as residential. **ALL OTHER TYPES** of work will be at the rate of either Residential or Commercial - Industrial. This includes but is not limited to pools, walls, fences, etc. A signed contract between both parties shall be proof of cost for a permit.

PART 1A. UCC SURCHARGE

The Commonwealth of Pennsylvania has mandated a surcharge of \$2.00 for each permit issued under the Uniform Construction Code (UCC).

PART 2.

PLUMBING PERMIT FEES

Residential

Single Family Dwelling	\$75.00 up to five (5) fixtures
Each Additional Fixture	\$20.00
Each Fixture Replacement	\$20.00
Water Service (new or replace)	\$25.00
Sewer Lateral	\$25.00

Fixtures

Automatic Washer	\$20.00
Domestic Water Heater	\$20.00
Garbage Disposal	\$20.00
Water Cooler or Fountain	\$20.00
Dishwasher	\$20.00
Unlisted likewise units/fixtures	\$20.00

Commercial Industrial and Apartment Buildings

First Five (5) Fixtures	\$125.00
Each Additional Fixtures	\$25.00
Sewer Lateral	\$50.00
Water Service	\$50.00

PART 3. PLUMBING REGISTRATION REQUIREMENTS

Master License fees	\$75.00 1 st Registration \$75.00 Renewal of existing Township license
Journeyman License fees	\$75.00 1 st Registration \$75.00 Renewal of existing Township license
Apprentice License fees	\$75.00 1 st Registration \$75.00 Renewal of existing Township license
Temporary License fees	\$75.00 non-refundable

PART 4. MECHANICAL PERMIT FEES

Permit Fees for the Installation of Heating Systems And/or Air Conditioning Systems, Heat Pumps & Tank Installation / Removal:

- \$85.00 for the first \$1,000.00 or fractional cost of the work.
- \$20.00 for each additional \$1,000.00 of cost or fractional part thereof.

This includes, but is not limited to commercial cooking hoods, wood stoves, metal fireplaces, gas stoves, logs and inserts . Masonry fireplaces will be charged under Building Permit fees.

Additions or Alterations to Existing Systems:

- \$8.50 per \$100.00 of cost for the first \$1,000.00.
- \$2.00 additional for each \$100.00 or fraction thereof.

PART 5. ELECTRICAL PERMIT FEE

Administrative Fee:

Residential (plus 50¢ per fixture) \$15.00

Commercial and Industrial \$50.00

(plus 50¢ per fixture)

Rough Inspection

1 to 25 outlets \$20.00

Per each additional 15 outlets \$15.00 or fraction thereof.

Final Inspection

1 to 25 outlets \$20.00

Per each addition 15 outlets \$15.00 or fraction thereof

Service Meter Equipment

Up to 100 AMP \$30.00

101 to 200 AMP \$60.00

201 to 600 AMP \$90.00

Over 600 AMPS \$120.00

Swimming Pools - Bonding Only

Above Ground \$25.00

In Ground \$40.00

Temporary Installations (not over 60 days) \$50.00

Electric Signs \$40.00

Heating, Cooling, Cooking Equipment, Etc.

Outlet for single unit (20 KW or less) \$20.00

Each additional outlet (20 KW or less) \$20.00

Range \$20.00

Heater \$20.00

Dishwasher \$10.00

Garbage Disposal \$10.00

Re-Introduction of Power \$75.00

Electric Furnaces - Welders, Motors, Etc

1 KW, HP OR KVA	\$15.00
1 to 20 HP, KW or KVA	\$20.00
Over 20 HP to 40 HP, KW OR KWA	\$25.00
Over 40 HP to 75 HP, KW OR KWA	\$30.00
Over 75 HP, KW OR KVA	\$35.00

Transformers, Vault, Enclosure or Substation

Not over 200 KVA	\$100.00
From 201 to 500 KVA	\$125.00
Over 500 KVA	\$225.00

(Above applies to each bank of transformer)

Minimum Fee	\$25.00
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PART 6.

WAIVING OF CERTAIN FEES

- The Township Manager, or his designee, may waive certain basic construction permit fees for religious and educational organizations without the consent of the Board of Supervisors.
- However, fees shall be collected to cover the actual costs of code inspections and engineering on large projects.
- If a dispute arises over the waiver of permit fees, the matter will be resolved by the Board of Supervisors.

PART 7.

FIRE PREVENTION PERMITS AND FEES

Plan Review & Inspection - Industrial & Commercial New Construction:

0 - 10,000 sq. ft.	\$100.00
10,001 to 50,000 sq. ft.	\$200.00
50,001 +	\$400.00

Re-inspection for Cause - Each Re-inspection:

0 - 10,000 sq. ft.	\$50.00
10,001 to 50,000 sq. ft.	\$100.00
50,001 +	\$200.00

Plan Review & Inspection - Industrial & Commercial Tenant Fit-Out In Existing Buildings:

0 - 10,000 sq. ft.	\$50.00
10,001 to 50,000 sq. ft.	\$100.00
50,001 +	\$200.00

Re-inspection for Cause - Each Re-inspection:

0 - 10,000 sq. ft.	\$25.00
10,001 to 50,000 sq. ft.	\$50.00
50,001 +	\$100.00

Residential Re-Inspection: \$15.00

Chimney Liners: \$50.00

- Plans for fire suppression and detection systems as required by the International Building Code will be reviewed and inspected by the Fire Marshal. The fees will be calculated using the formula designated under Part 1. Building Permit Fees.
- An additional fee of \$25.00 will be assessed for each month the permit has not been acquired.

Annual Fire Prevention Permits:

- The below permits shall be required annually in accordance with the Fire Prevention Code of Falls Township.
- Permits shall be valid for a one (1) year period from the date of issue.
- Initial permit applications submitted shall pay the annual fee listed without regard to when the application is made.

- Permit fees shall be paid at the time of application.
- Permit fees are **non-refundable** even if the application is rejected.
- A late fee of \$25.00 will be charged when permits are not acquired within the scheduled time after mail out.
- Re-inspection fees shall be charged at a rate of half the Annual Permit Fee for each failed or incomplete inspection unless previous arrangements have been made.
- All Assembly, Business, Educational, Factory, High-Hazard, Institutional, Mercantile and Residential R-1 and R-2 uses shall obtain a Fire Prevention Permit from the Office of the Fire Marshal.

Annual Permit Fees for Assembly, Business, Educational, Factory, High-Hazard, Institutional and Mercantile Uses:

1 to 3,499 sq. ft.	\$35.00
3,500 to 9,999 sq. ft.	\$80.00
10,000 to 24,000 sq. ft.	\$100.00
25,000 to 49,999 sq. ft.	\$200.00
50,000 to 74,999 sq. ft.	\$275.00
75,000 to 99,999 sq. ft.	\$300.00
100,000 to 199,999 sq. ft.	\$450.00
200,000 to 299,999 sq. ft.	\$500.00
300,000 to 399,999 sq. ft.	\$575.00
400,000 sq. ft. and over	\$700.00

Annual Permit Fees for Certain Multi-Family Dwelling (hotels, motels, apartments, etc.) Uses:

Less than 50 units, no common areas	\$150.00
50 units or more, no common areas	\$300.00
150 units or less, with common areas	\$800.00
151 units or more, with common areas	\$1,750.00

Home Occupations	\$30.00
Re-inspection	\$15.00

Operational Permits, as required by the International Fire Code, shall be \$40.00 each, except for the Manufacturing, Storing, Selling or Disposing of Explosives or Blasting Agents, which shall be \$500.00.

Limited Time and/or Temporary Permits - Per Day:

- Permits shall be for only that period specified on the permit.
- Permit fee shall not be refunded due to the failure of the applicant to undertake the activity specified on the permit.
- Requests for extensions of permits shall constitute a new application and all fees shall be paid for a new permit.

<u>TYPE</u>	<u>FEE</u>
Paint removal	\$30.00 per day
Fireworks (non-transferable)	\$30.00 per day
Bowling Pins / Alley Refinishing	\$30.00 per day
Tents / Air Supported Structures	\$30.00 per day
Over 900 sq. ft.	\$30.00 per day Monthly inspection required
Transport / Use Explosives, Blasting Agents	\$35.00 per day

Removal of Above Ground or Underground Storage Tanks:

Tanks up to 500 gallons	\$ 50.00
501 to 999 gallons	\$ 75.00
1,000 to 8,000 gallons	\$125.00
8,001 gallons +	\$250.00

Other Fees & Charges:

Consultation	2 hour minimum	\$80.00 per hour
Deposition	4 hour minimum	\$80.00 per hour + \$50.00 travel expense
Fire Reports		\$35.00 + \$2.00 per Picture

PART 8 USE AND OCCUPANCY INSPECTION PERMIT FEES

Residential

Residential Occupancy and Use Permit shall be \$50.00.

ELECTRICAL - One and Two Family Dwelling	\$40.00
Multiple Occupancy	\$10.00 per sleeping unit/ \$50.00 minimum

(uses such as Apartments, Hotels, Motels
Retirement Homes, Nursing Homes, etc. in
the following use groups: R-1, R-2, I-1, I-2)

Re-inspections \$25.00

Commercial

Commercial Occupancy and Use Permit shall be \$100.00
Reinspection \$50.00.
ELECTRICAL - For areas under 2,000 Sq. Ft. \$30.00 per floor
For areas 2,000 to 5,000 Sq. Ft. \$40.00 per floor
All other spaces \$50.00 per floor

Industrial

Industrial Occupancy and Use Permit shall be \$100.00
Reinspection \$50.00.
ELECTRICAL - 1 to 10,000 sq. ft. \$100.00
10,001 to 50,000 sq. ft. \$150.00
50,001 to 100,000 sq. ft. \$200.00
Over 100,000 sq. ft. \$250.00
High Hazard Use Groups \$200.00

Apartment and Manufactured Homes

Apartment and Mobile Home \$40.00
Reinspection. \$20.00 charge
Residential Electrical Inspection \$40.00

Home Occupation - Home Day Care

Home Day Care \$100.00

PART 9.

ZONING PERMIT FEES

RESIDENTIAL

Residential Zoning Fee \$50.00

COMMERCIAL - INDUSTRIAL

Commercial - Industrial Zoning Fee \$100.00

PART 10.

ZONING HEARING BOARD FEES

RESIDENTIAL

\$100.00, plus cost of advertising, engineering, secretarial services, postage and other normal expenses.

COMMERCIAL

\$1,000.00, plus cost of advertising, engineering, secretarial services, postage and other normal expenses.

PART 11. RE-ZONING - SUBDIVISION - LAND DEVELOPMENT APPLICATION FEES

Minor Subdivision Review and Owner-Occupied Residential Zoning Changes

Sketch, Preliminary and Final Plans	\$300.00 Residential.
All other zoned areas	\$500.00 for each submittal (Preliminary/Final)

Major Subdivision and Land Development Review

Sketch Plan	\$500.00 Residential \$750.00 Non- Residential
Preliminary Application/Residential	\$1,000.00 plus \$50/lot
Preliminary Application/Non-Residential	\$1,000.00 plus \$100/lot
Final Plan Application/ Residential	\$1,000.00 plus \$50/lot
Final Plan Application/ Non-Residential	\$1,000.00 plus \$100/lot
Waiver from Land Development (by permission of Township Manager)	\$1,000.00

CURATIVE AMENDMENT, ZONING CHANGE AND CONDITIONAL USE APPLICATION FEE

\$1,000.00 except that a residential zoning change fee will be \$500.00

ESCROW:

Conditional Uses: Non- Residential	\$6,000
Conditional Uses: Residential	\$2,000
Group Daycare Home	\$2,000

PART 12. SUBDIVISION AND LAND DEVELOPMENT SECURITY ACCOUNT:

Money will be placed into Subdivision Security Account (SSA) for reimbursement at the Township's discretion, for any and all advertising, engineering, legal or other expenses incurred by the Township, exclusive of full time Township Staff Members in processing the preliminary and final plans or requests for rezoning.

As soon as the SSA decreases to fifty percent (50%), the developer shall make payment in an amount necessary to restore the account to its original requirement.

Upon the recording of the subdivision plan with the Recorder of Deeds, or upon final action by the Board of Supervisors on a land development plan or a request for rezoning, and the payment of all advertising, engineering, legal and other expenses incurred by the Township, exclusive of full time staff members, the balance of the SSA shall be refunded to the developer.

Money held in the SSA will not be returned until all invoices from the Township have been paid by the developer.

If during the course of the review process additional funds are needed to cover the review expenses of the Township, the applicant will deposit said funds with the Township.

New Page -
Exhibit "A"

SSA FEES:

Residential Zoned Properties

Zoning Change \$2,000.00

Sketch Plan \$3,000.00

Minor Subdivision \$4,000.00

Major Subdivision/Land Development \$7,500.00 plus \$50.00/per lot - dwelling unit

Non-Residential Zoned Properties

Zoning Change \$2,000.00

Sketch Plan \$4,000.00

Minor Subdivision \$7,500.00

Major Subdivision/Land Development \$10,000.00 plus \$100/per lot

Waiver From Land Development \$4,000.00

PART 13. EARTH DISTURBANCE ESCROW FEE

Escrow amount \$2,000.00, or for larger projects in an amount suggested by the Township