

RESOLUTION NO. 2023-1

Westfall Township Fee Schedule

WHEREAS, the Westfall Township Board of Supervisors, Township of Westfall, County of Pike, Commonwealth of Pennsylvania, does hereby enact the following fees schedule:

SEWAGE DEPARTMENT:	TWP/SEO
Application fee for conventional or alternate and community on-lot or community system with less than 2,500 sq. ft. absorption area:	\$125.00/\$375.00
Application fee for conventional and community or alternate on-lot systems with 2,500 sq. ft. or greater absorption area, & all community on-lot systems:	\$500.00/\$500.00
Application fee for individual residential spray irrigation system, drip irrigation systems, Shallow limiting-zone type systems, and experimental systems:	\$250.00/\$750.00
Application fee to connect to a community system (per structure):	\$25.00/\$225.00
Planning approval testing:	
First soil probe:	\$20.00/\$80.00
Additional soil probes performed the same day, same project:	\$5.00/\$45.00
Witnessing soil probes performed by others:	\$5.00/\$20.00
First percolation test:	\$20.00/\$80.00
Additional percolation tests, same project:	\$5.00/\$45.00
Planning Module Review: (Each Submission)	\$2.50/\$7.50 Minimum \$2.50/\$47.50
Repair, Replacement or Modification:	
To septic, aerobic, dosing, holding, chlorine contact, or filter tank, or distribution box:	\$25.00/\$75.00
Repairs or replacement to piping:	\$5.00/\$20.00
Repair or replacement of absorption area: Same as new system for that type	Same split also
Repairs or replacement of drip or spray infiltration zones (other than pipe)	\$150.00/\$850.00
<i>Application for an experimental version of recognized conventional or alternate system when used for a repair shall be the same as the fee for a new applicable system.</i>	
Appeals of denied sewage permit by applicant:	\$250.00 N/A
All other sewage related appeals:	\$500.00 N/A
Special testing when required by Section 7.2 (a) (1) of the Pennsylvania Sewage Facilities Act	
Performing percolation test:	N/A \$500.00
Verification of soil probes, per probe:	\$5.00/\$45.00
Permit application fee:	\$100.00/\$400.00
Engineering Review fees (when applicable):	Fee Reimbursement
Portable Chemical toilet:	No Charge
Other retaining tanks:	\$125.00/\$225.00

Investigating complaints and other work not related to permit issuance	\$50.00 per hour
Prosecuting, defending, or testifying in court	\$100.00 per hour
Re-submission fee for applications returned deemed incomplete or incorrect	\$50.00
Re-inspection fee for inspections that have failed or were cancelled less than 24 hours in advance	\$50.00

Note: The fee for other work and for going to court would be payable from the Township General Fund. It is not lawful to charge a property owner for investigation of a complaint.

BUILDING DEPARTMENT FEES:

- See attached fee schedules from Building Inspection Underwriters of PA, Inc.

All Permits will be assessed a \$4.50 PA UCC fee payable at permit issuance

Miscellaneous:

- Demolition of a structure: \$100.00

➤ ANY WORK STARTED PRIOR TO MAKING APPLICATION FOR A PERMIT WILL BE SUBJECT TO 2 (TWO) TIMES THE BUILDING PERMIT AMOUNTS .

COMMERCIAL PERMITS:

(20% Administration fee to township)

(minimum fee: \$250.00)

- All commercial, multiple-dwellings, and buildings: \$1.50/sq.ft. GFA
intended for public occupancy:

- Renovations of existing buildings: \$0.75/sq. Ft.
- Alterations: .015% total construction cost
- Sign Permit Fee: \$25.00 + \$2.00 per sq. ft.

(20% Administration fee to township)

Miscellaneous:

- Demolition of a structure: \$300.00
- Re-inspection fee (per permit): After 3rd Request – Direct Payment to BIU \$55.00

➤ ANY WORK STARTED PRIOR TO MAKING APPLICATION FOR A PERMIT WILL BE SUBJECT FEES 2 (TWO) TIMES THE AMOUNT LISTED ABOVE (THIS DOES NOT INCLUDE ANY FINES OR ACTION TAKEN BY THE BUILDING DEPARTMENT). THIS DOES NOT INCLUDE PERMITS THAT QUALIFY AS “EMERGENCY TYPE” PERMITS.

➤ Building Hearing Board:

All appeals of the interpretations of the Building Officer must be heard by the Township Building Hearing Board.

Hearing Fee:	\$250.00
Stenographic Deposit**:	\$150.00
Total fees:	\$400.00

** Stenographic fees in excess of the deposit paid are required to be reimbursed to the Township by the applicant. Any unused portion of the deposit will be refunded.

ZONING PERMIT FEES:

Residential Structures or Uses:

- New homes: \$150.00
- Additions and Outbuildings \$75.00
- Townhouses & multi-family (per unit): \$75.00min plus/\$25.00each unit
- Floodplain permits: \$75.00 plus eng. fees
- Demolition: No Charge

Commercial Structures or Uses:

- All new structures: \$200.00
- Multi-unit structures: \$200.00min plus/\$50.00per unit
- Floodplain permits: \$200.00 plus eng. fees
- Demolition: \$200.00
- Change Of Use: \$100.00

Road Occupancy Permits:

- New driveways (residential): \$ 75.00
- New driveways (commercial) plus engineering fees if applicable: \$200.00

Signs:

- Wall, Freestanding, Projecting & Graphic type signs: \$150.00
- Group Commercial on-site signs: \$200.00

Zoning Hearing:

- Variances**: \$550.00
- Other Zoning Hearings**: \$300.00
- Stenographic Fees: Deposit \$150.00
- Engineering Review Fees: Deposit \$100.00
- Conditional Use \$575.00
- Rezoning \$575.00
- **Curative Amendments:**
- Hearing Fees-includes two sessions \$2000.00
- Review fee escrow \$2700.00
- Stenographic Deposit** \$ 300.00

TOTAL:	\$5000.00
3 RD and subsequent hearing session (each)	\$ 500.00

** Stenographic fees in excess of the deposit paid are required to be reimbursed to the Township by the applicant. Any unused portion of the deposit will be refunded.

➤ **Engineering Fees**-May be reimbursable by the applicant. The Township may require a review escrow fee for engineering fees incurred for a project or hearings. Unused fees will be refunded.

➤ SALDO and Zoning Ordinances \$ 30.00

OPEN SPACE AND RECREATION AREAS AND FEES

➤ \$600.00 per dwelling unit.

➤ A fee of \$0.25 per square foot of any new nonresidential total building floor area will be assessed. No fee shall apply for a building of less than 1000 square feet of floor area, nor for agricultural, livestock, or poultry buildings, nor for buildings/lots that does not have to comply with Chapter 503.8 of the Subdivision and Land Development Ordinance.

STREET EXCAVATION FEES

➤ FEE FOR THE EXCAVATION PERMIT IS \$50.00 FOR THE FIRST 10 FEET AND AN ADDITIONAL \$100.00 FOR EACH 100 FEET OR FRACTION THEREOF.

➤ BOND WILL BE SET AT \$10,000.00

Be it hereby resolved on this 3rd day of January, 2023. All Fees become effective immediately.

WESTFALL TOWNSHIP BOARD OF SUPERVISORS



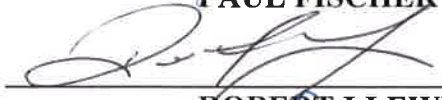
JERRY DOTEY



PAUL SCHALDONAT



PAUL FISCHER




ROBERT LLEWELLYN



DAVID TWISS

ATTESTED:



Kaitlin Hildebrandt-Secretary



Westfall Township
PO Box 247
Delaware Drive & La Barr Lane
Matamoras, PA 18336

BUILDING INSPECTION UNDERWRITERS OF PA

Wednesday, October 12, 2022

To All Municipal Officials:

We are in our 18th year of inspections under the Pennsylvania Uniform Construction Code. During this time, BIU has maintained the same fee schedule since April 8, 2004. Besides a two-cent increase back in 2008, we have been absorbing all cost increases. Like many businesses, we have been hit particularly hard in two areas; medical insurance and gasoline costs.

It has always been a BIU standard to perform all inspections within 24 hours. We have never in our history been in a situation where outside influences could affect a standard that has built our business. But the cost of gasoline has become confiscatory. We must now ask our inspectors to "drive smart" and conserve their trips. We would never want our policies to hamper a contractor's timeline and will endeavor to adhere to our 24-hour policy.

Attached is our revised fee schedule, and although many fees have remained the same, some have increased to help us defray some of our costs. We would respectfully request your consideration of adopting the revised fee schedule as is. There is never a good time to request an increase. However, your consideration on this matter would be greatly appreciated.

We thank you for the many years that BIU has served your community. And we thank you for your continuing investment in BIU, as we look forward to many more years of service.

Respectfully,

A handwritten signature in black ink, appearing to read "John Hudak", is written over a white background.

John Hudak - President

RECEIVED
OCT 25 2022
WESTFALL TOWNSHIP

Residential Building Fees
Use Groups R-3 & R-4 Under the IRC

New construction and additions-----\$75.00 plus \$.22 per sq. ft. of GFA*
Alterations & Repairs-----0.15 of total construction cost.
(labor & material) (min. fee \$75.00 one visit)

Utility & miscellaneous use groups-----0.15 of total construction cost.
(sheds, fences, towers, pools (labor & material) (min. fee \$75.00 per inspection)
concrete slabs and retaining walls. etc.)

Decks \$150.00 flat rate

Energy inspections-----\$125.00 flat rate

Minimum Fee \$75.00

Commercial Building Fees For
All Other Use Groups listed in IBC

New construction and additions-----\$100.00 plus \$.28 per sq. ft. of GFA*

Alterations, renovations, and repairs-----Up to \$500,000 x .015 (\$7,500.00)
\$500,001 to \$1,000,000 x .0125 plus (\$6,250.00)
Above \$1,000,000 x .01 plus (\$13,750.00)

Minimum Fee \$100.00

***GFA—Gross floor area defined as the total square footage of all floors within the perimeter of the outside walls, including basements, cellars, garages, roofed patios, breezeways, covered walkways and attics with floor to ceiling height of 6 ft. 6 in. or more.**

Fee Schedule

Residential Mechanical Under the IRC

Underground Inspection-----	\$75.00
Rough-in Inspection-----	\$75.00
Final Inspection-----	\$75.00

Residential Plumbing Under the IRC

Underground Inspection-----	\$75.00
Rough-in Inspection-----	\$75.00
Final Inspection-----	\$75.00
Utility service connections (water or sewer). Per connection-----	\$75.00

Minimum fee \$75.00

Commercial Mechanical

Based on total installation costs. (labor & material)

First \$1,000.00 or fraction thereof -----	\$75.00
Over \$1,000.00 to \$500,000.00 -----	\$12.00 per thousand
Above \$500,000.00 -----	\$10.00 per thousand
Copy of contract required	
Minimum Fee -----	\$75.00

Commercial Plumbing

Based on total installation costs. (labor & material)

First \$1,000.00 or fraction thereof -----	\$75.00
Over \$1,000.00 to \$500,000.00 -----	\$12.00 per thousand
Above \$500,000.00 -----	\$10.00 per thousand
Copy of contract required	
Minimum Fee -----	\$75.00

Commercial Energy

Energy inspection -----	0.02 per sq. foot of GFA*
Minimum fee -----	\$75.00

Commercial Accessibility

Accessibility inspection (per inspection) -----	\$150.00
Minimum fee -----	\$75.00

Fee Schedule

Fire: All use groups except one and two family

Sprinklers-----\$75.00 plus \$.50 per sprinkler head
Standpipe-----\$100.00 each
Wet/Dry Carbon Dioxide \$100.00 up to 100 lbs. (\$.75 each pound over)
Commercial Cooking System-----\$160.00 per system (Hood, Duct, & Suppression)

Minimum Fee \$75.00

Demolition:

\$.01 per sq. ft. with a minimum of \$125.00.

Signs:

\$50.00 plus \$3.00 per sq.ft. of sign area [both sides when applicable]

Fee Schedule
Commercial Plan Review

For buildings with an estimated construction value up to \$3,000,000, the building plan review fee is .0013 of the estimated value (\$350.00 minimum).

For buildings with an estimated construction value over \$3,000,000 up to \$6,000,000, the fee is \$3,900.00 plus .0005 of the estimated value over \$3,000,000.

For buildings over \$6,000,000, the fee is \$5,400.00 plus .0004 of the estimated value over \$6,000,000.

The plan review fee for electrical, mechanical and plumbing are computed at 25 percent of the building plan review fee for each discipline (\$350.00 minimum).

Fee Schedule
Residential Plan Review

Flat fee of \$150.00 for new construction only.

Fee Schedule

Residential Electrical Under The IRC

Rough-in -----\$75.00
Final ----- \$75.00

Residential Permanent Pool

Rough-in & Final -----\$225.00

Residential Signaling, Communication & Alarm Systems

Rough-in & Final -----\$75.00

Mobile/Modular homes

Service, Feeder, Rough and Final -----\$150.00

Service for Residential or Commercial

200 amps or less -----\$75.00
201 amps to 400 amps -----\$120.00
Over 400 amps: \$30.00 per 100 amps
Sub-feeders or sub-panels ¼ of above fee,
Over 250 volts, double above fees.

Commercial Signaling, Communication & Alarm Systems

\$75.00 plus \$12.00 per thousand (total labor & material)
Over \$1,000.00 to \$500,000.00 -----\$12.00 per thousand
Over \$500,000.00 -----\$10.00 per thousand
Copy of contract required

Commercial Electrical Building

Rough-in & Final
\$20,000.00 to \$40,000.00 -----1.50%
\$40,000.01 to \$80,000.00 ----- 1.25%
\$80,000.01 to \$120,000.00 -----1.10%
\$120,000.01 to \$250,000.00 -----1.0%
\$250,000.01 to \$500,000.00-----0.80%
\$500,000.01 to \$1,000,000.00-----0.60%
Over \$1,000,000.00-----0.50\$
Copy of contract required

Commercial Pools

\$75.00 plus \$12.00 per thousand (total labor & material)
Copy of contract required