

Walker Township

Schuylkill County, Pennsylvania

Uniform Construction Code Permits and Inspections

PERMIT FEE SCHEDULE

- I. Building Permits and Inspections
 - II. Zoning Permits, Certificates of Use and Occupancy, and Inspections
- A. BUILDING PERMIT FEE CALCULATION [SHALL INCLUDE ALL REQUIREMENTS FOR FOUNDATION, FRAMING, MASONRY, ACCESSIBILITY, ELECTRICAL, PLUMBING, MECHANICAL, ENERGY, WALLBOARD, AND FINAL]
1. Building Permit Plan Review and Inspection Fees:

Building Permit Applications shall include the appropriate plan review fee or, if indicated as such, the flat fee. If the application is approved, all estimated inspection fees will be due at the time of permit issuance.

The square footage calculations shall be based on the out-to-out dimensions of the building or structure and shall include all areas, whether finished or unfinished, that have a minimum headroom of 7'-6" or are finished as habitable space including but not limited to basements, bays, hallways, stairways, utility rooms, storage rooms, lobbies, attached garages, detached garages, foyers, closets, and attics.
 2. Certificate of Use and Occupancy Fee:

The Fee for a Certificate of Use and Occupancy is in addition to the Building Permit Fee and payment is required at the time the Building Permit is issued. See Section 'F' for a listing of activities which require a certificate.
 3. Multiple Permits Policy:

When a single project consists of multiple buildings or structures, accessory buildings or structures, and/or signs, separate applications and permits shall be required for each permit able building, structure, or sign.
- B. SYSTEMS PERMITS [INCLUDES ACCESSIBILITY, PLUMBING, ELECTRICAL, MECHANICAL, AND ENERGY]
1. Systems permits will be required for each separate component and fees shall be based upon Parts 'D' and 'E' of this resolution.
 2. Individual Systems Permits shall be required when, in the sole opinion of the Building Code Official, such permits are necessary; furthermore, each system shall be required to have its own permit.

C. ZONING PERMITS

All property owners, residents, landlords, lessees, and/or their respective agents shall be required to obtain a Zoning Permit prior to commencing any type of work (e.g. construction, renovation, remodeling, demolition of any type of structure), creating any type of land use (e.g. home occupations, new business), and changing a land use (e.g. commercial use to industrial use) on their property. The purpose of requiring a Zoning Permit is to ensure compliance with the Zoning Ordinances of the Township and County and with any other requirements deemed to be necessary and applicable by the Township. Zoning Permit Fees are stipulated by a separate fee schedule.

D. RESIDENTIAL (NON-COMMERCIAL) BUILDING PERMIT FEES:

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| 1.a. New Construction
(Includes Additions) | Plan Review: \$150
Inspections: \$0.38 per sq. ft.
(includes 5 inspections)
Additional inspections billed @ \$90 each.
(Minimum Fee: \$375.00 plus plan review fee) |
| b. Accessory Structures:
(Non-Prefabricated over 200 sq. ft.) | \$350 Flat Fee
(includes 4 inspections)
Additional inspections billed @ \$90 each. |
| c. Accessory Structures
(Pre-Fabricated over 200 sq. ft.) | \$175 Flat Fee
(includes 2 inspections)
Additional inspections billed @ \$90 each. |
| 2. Alterations, Renovations, or
Modifications of Existing Building: | Plan Review: \$150
Inspections: \$0.35 per sq. ft.
(includes 3 inspections)
Additional inspections billed @ \$90 each. |
| 3. a. Plumbing: | \$95 plus \$15 per fixture. |
| b. Electrical: | \$250 (includes 3 inspections) |
| c. Electrical (service only) | \$95 (includes 1 inspection) |
| c. Mechanical: | \$160 first unit plus \$90 each unit add |
| 4. Mobile/Modular Homes: | \$350 Flat Fee (includes 2 inspections)
Additional inspections billed @ \$90 each. |
| 5. Swimming Pools
(includes required fence) | |
| a. Above-ground pools and spas 24"
or deeper: | \$160 Flat Fee |
| b. In-ground Pools: | \$250 Flat Fee
(requires separate electrical permit) |
| c. In-ground Pool Electrical: | \$95.00 |

- 6. Deck: \$175 Flat Fee, under 500 sf. 2 inspections.
Additional inspections billed @ \$90 each.
- 7. Building or Structure Demolition: \$250 Flat Fee
- 8. PA State Education Fee: \$4 Flat Fee

E. COMMERCIAL / INDUSTRIAL / INSTITUTIONAL (NON-RESIDENTIAL) BUILDING AND MULTI-FAMILY (TOWN HOUSES) PERMIT FEES: All construction costs to be calculated by applicant. If dispute, building permit officer will use square foot values from the ICC "**Valuation Chart**".

(X = 2.5 for projects under \$1 million, 2.0 for projects between \$1 and \$5 million, 1.5 for projects between \$5 and \$10 million and 1.0 for projects over \$10 million.)

- 1. New Building or Addition: Plan Review: Per Attachment "A"
Inspections: X% of construction cost
(Minimum Fee: \$1000)
- 2. Alterations, Renovations, or Modifications of Existing Building or Structure: Plan Review: Per Attachment "A"
Inspections: X% of construction cost
(Minimum Fee: \$750)
- 3. Accessory Building over 200 sq. ft.: Plan Review: Per Attachment "A"
Inspections: 2% of construction cost
(Minimum Fee: \$500)
- 4. Special Structures: Plan Review: Per Attachment "A"
Inspections: \$100 each
Plus any engineering fees required to review special structure.
- 5. Establish Principal Use: \$250 Flat Fee
- 6. Demolition: \$150 plus 2% demolition cost.
(Minimum Fee: \$500)
- 7. Systems Permit: 2% construction cost
(Minimum Fee: \$250)
- 8. Signs
 - a. Building or Window Mounted: \$100 Flat Fee
 - b. Free Standing
 - i. < 100 sq. ft. \$150 Flat Fee
 - ii. ≥ 100 sq. ft. \$300 Flat Fee
- 9. PA State Education Fee: \$4 Flat Fee (As Amended)

F. CERTIFICATE OF USE AND OCCUPANCY FEE:

A Certificate of Use and Occupancy is required for each of the following activities. The required fee is \$75 per certificate (in addition to the permit fee):

1. Any and all residential structures.
2. Residential accessory buildings or structures over 200 square feet in size.
3. Swimming pools (above 24" or an inground).
4. Additions/alterations to any residential dwelling unit.
5. Any and all commercial/industrial buildings or structures.
6. Any subdivision of a commercial/industrial/institutional building or structure for the purpose of occupancy by an individual tenant, but not including individual self-storage units in a self-storage use complex.
7. Each addition/alteration of a commercial/industrial/institutional building or structure.
8. Change of use, ownership, or tenant of a commercial/industrial/institutional building or structure.
9. Any and all systems permits (Stand alone)
10. Any type of permanent sign.
11. Any home occupation use.

G. TEMPORARY CERTIFICATE OF USE AND OCCUPANCY FEE:

1. Upon the request of the holder of a valid Building Permit, the Building Codes Official may issue a Temporary Certificate of Use and Occupancy for a building, structure, sign, and/or use of land or portion thereof before the entire work covered by the permit shall have been completed. Such portion or portions may be used and/or occupied prior to full completion of the work provided life and/or public health, safety, morals, and general welfare of the Township and its citizens are not endangered by any such use or occupancy.
2. The Building Code Official may also issue a Temporary Certificate of Use and Occupancy for such temporary uses such as tents, trailers, and buildings or construction sites, use of land for religious and other public and semi-public purposes or other temporary use and/or occupancy situation, based solely upon the discretionary authority of the Building Codes Official. Any such temporary certificates shall only be valid for a period of time to be determined by the Building Codes Official; however, in no case shall any such temporary certificate be issued for more than a six (6) month period.
3. Temporary Certificate of Use and Occupancy: \$75 Flat Fee

I. INSPECTION FEES: (unless indicated elsewhere plus mileage)

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| 1. Building | \$100 plus \$40 for each 1/2 hour or portion thereof over 1 hour |
| 2. Plumbing | \$100 plus \$40 for each 1/2 hour or portion thereof over 1 hour |
| 3. Electrical | \$100 plus \$40 for each 1/2 hour or portion thereof over 1 hour |
| 4. All Other | \$100 plus \$40 for each 1/2 hour or portion thereof over 1 hour |

J. PROFESSIONAL LICENSES:

(Required for Commercial Construction & New Home Builders):

The Township requires registration, certification or licensure of plumbers, electricians, and contractors (or their employees) that are engaged in the construction industry. In addition, all are required to submit and maintain on file with the Township a copy of their Liability Insurance at any time work is completed in the Township. All subcontractors are still required to provide adhere to this provision as their own business

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| 1. Plumbers' License | \$50 - 1 to 3 Employees
\$75 -- > 3 Employees |
| 2. Electricians' License | \$50 -1 to 3
Employees \$75 . > 3
Employees |
| 3. Contractors' License | \$50 |
| 4. Commercial Contractors' License | \$150.00 |

K. POSTING OF PERMIT:

The Building Permit Placard shall be visibly posted on the site of operations during the entire time of construction.

L. EXPIRATION OF PERMIT:

Building/Structure Permits

The Permit shall expire one (1) year from the date of issuance provided that it may be extended at the discretion of the Building Codes Official for six (6) month periods not to exceed a total of one (1) year. The Buildings Codes Official may at his/her discretion review and approve revisions to plans, or allow for accelerated acceptance of plans, under special circumstances.

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| 1. Permit Extension Fee | \$75 |
| 2. Revision of approved plans and accelerated approvals of Planning Approval. | \$300 |

M. HEARING FEES:

1. Zoning Hearing Board See Township *Fee Schedule for Application for Zoning Permit*

2. Building Code Appeals Board **\$750 Deposit** A refund or invoice for actual expenses (administration, advertising, professional fees, etc) will be sent to the applicant after all costs are determined.

N. Mileage – will be charged at noted and will be at the State Approved Rate.

DULY PRESENTED AND ADOPTED, by the Township Supervisors of Walker Township at a public meeting held on the 2nd day of February, 2012.

BY: *William R. McQuinn*
Chaiman, Board of Supervisors

SEAL

ATTEST: Township Secretary