

RESOLUTION NO. 2264

EAST NORRITON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION SETTING A SCHEDULE OF FEES FOR ZONING, LAND DEVELOPMENT, SUBDIVISION, BUILDING, PLUMBING, FIRE AND OTHER ASSOCIATED CHARGES IN THE TOWNSHIP OF EAST NORRITON, MONTGOMERY COUNTY.

WHEREAS, the Board of Supervisors of East Norriton Township wishes to set forth the schedule of fees for zoning, subdivision, land development, building permits, plumbing permits, fire code permits, highway occupancy escrows and permits, subdivision and land development escrows within one comprehensive document; and

WHEREAS, the Schedule of Fees must as nearly as possible reflect actual costs; and

WHEREAS, certain fees no longer reflect actual costs.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of East Norriton Township that Resolutions Numbered 1322, 1323, 1324, 1329, 1394, 1581, 1674, 1747, 1776, 1788, 2078, 2170 and 2236 are rescinded and superseded by the following schedule of fees:

ZONING/SUBDIVISION/LAND DEVELOPMENT MATTERS

Adopted in accordance with East Norriton Township Zoning Ordinance No. 96, as amended, and the Subdivision and Land Development Ordinance, as amended and being Chapter 175 of the East Norriton Township Code.

1. Application for Change of Zoning (Revision to Zoning Map, curative amendment, or challenges):

A non-refundable fee\$ 1000.00

NOTE: An escrow deposit of \$1,000 per acre of land up to \$5,000 must be paid at the time of application. The escrow will be used to pay all consultant or other review fees associated with the application.

2. Traffic Impact per P.M. Peak Hour Trip.....\$947/PMPHT

3. Application for a Hearing before the Zoning Hearing Board (Requesting a variance or special exception; enforcement notice, appealing a decision of the Zoning Officer):

Residential (AR, BR, BR-1, CR, MR, RR Zoning Districts).....\$250.00

All others\$750.00

(Multiply residential lots under common ownership fee +\$50.00/lot)

4. Attached Accessory Structure Permit (under 500 sf).....\$ 75.00
5. Use and Occupancy Permits:
 - a. Residential (New Dwelling)\$100.00
 - b. Residential Resale (existing structure).....\$ 50.00
 - c. Residential Alteration creating new occupiable space\$ 50.00
 - d. All Others - The greater of \$100.00 per individual unit of occupancy and use or, **\$5.00** for every 100 square feet or fraction thereof of the total area involved. Applies to change of use, occupancy or ownership.
 - e. Reinspections (**after second inspection**).....\$ 25.00
(This fee will be charged for failure to comply with written correction requirements after first re-inspection)
 - f. Home Occupation.....\$ 100.00/yr

NOTE: The aggregate of common area in buildings that will house more than one occupancy is considered as a separate individual unit for determining cost.

6. Sign Permits:
 - Value up to \$250.00\$ 50.00
 - Value of \$250.00 and over\$ 50.00
(plus **\$10.00** for each additional \$100.00 of value or fraction thereof)
 - Temporary permits (except political).....\$ 30.00/wk

Subdivision or Land Development

1. Application fee (land development/subdivision).....**\$750.00** plus \$25.00/per lot

An **Applicant shall execute a contract for professional services** and deposit \$5,000.00 escrow to be paid at the time of application for all subdivisions or land developments except residential subdivisions that create no more than two lots or those that adjust residential lot lines for no more than three lots with no public improvements involved. The required escrow for these subdivision applications will be \$1000.00. The escrow will be used to pay all engineering, legal or other review fees associated with the application.

An escrow is required if the following work has not been completed before the time of issuance of the use and occupancy permit:

- a. Grading and seeding.....\$ 750.00
- b. Wearing Course on Driveway.....\$ 750.00
- c. On-Lot Erosion Control (per lot).....\$1000.00

2. Developer's Agreement Escrow

The applicant shall establish an escrow to cover legal, engineering and professional consultant fees in the total amount of 15% of the estimated cost of improvements or an amount agreeable to the Township. This amount shall be calculated prior to addition of the 10% retainage to the cost of improvements per MPC.

Zoning Publications:

- a. Zoning or Ordinance Book (including existing amendments as of this date):
 - Personal pick up \$ 30.00
 - By mail, prepaid \$ 40.00

- b. Future Zoning Ordinance Amendments to present Zoning Ordinance Books:
 - Personal pick up or by mail, per page (prepaid) \$0.25

- c. Subdivision/Land Development Book
 - Personal pick up \$ 30.00
 - By mail, prepaid \$ 40.00

- d. Zoning, Street or Right-of-way Maps
 - Personal pick up \$ 10.00
 - By mail, prepaid \$ 15.00

- e. Comprehensive Plan
 - Personal pick up \$ 35.00
 - By mail, prepaid \$ 45.00

- f. Sanitary Sewer Installation/Maintenance Manual
 - Personal pick up \$ 35.00
 - By mail, prepaid \$ **45.00**

TOWNSHIP FEES

ALL FEES REQUIRED BY THE TOWNSHIP SHALL BE PAID PRIOR TO ISSUANCE OF BUILDING PERMITS.

The applicant for a Building/Construction Permit shall, at the time of securing such a permit, pay to the Township, the required fee, for each and every building or addition, alteration, repair, moving, shoring or razing of any building or structure, in accordance with the following:

1. Buildings/Structures

- A. Permit Late Fee (not obtaining permit prior to start of work) \$ 25.00
- B. Pennsylvania Education Fee \$ 2.00
- C. Building Code Appeals Board Application \$1000.00
- D. Footings/**foundations** - Issued only at Township's discretion. **Work must stop at decking level.**

Residential/Commercial.....\$ 50.00 per 100 lineal feet of perimeter
(In addition to building permit fee.)

- E. Buildings Permit Fees: Including additions, decks, sunrooms, patio roofs, ect.
 - 1. Residential per square feet \$ 0.20/sf (\$ 75.00 Min)
 - 2. Commercial per square feet \$ 0.30/sf (\$100.00 Min)
 - 3. Residential Renovations/Alterations \$ 0.10/sf (\$ 40.00 Min)
 - 4. Commercial Renovations/Alterations \$ 0.15/sf (\$ 50.00 Min)

Residential square footage to include 100% living space, 50% of nonliving space - attic, garages, unfinished basements, etc.

- F. Demolition:
 - 1. Residential per square foot \$ 0.15 (\$ 25.00 Min)
 - 2. Commercial per square foot \$ 0.20 (\$ 50.00 Min)

G. Reviews:

A. Building Plans per square foot	\$ 0.05 (\$ 25.00 Min)
B. Accessibility Review	\$ 0.02 (\$ 25.00 Min)
C. Energy Review	\$ 0.03 (\$ 25.00 Min)
D. Fire Plan Review	\$ 0.05 (\$ 50.00 Min)

(The Township reserves the right to require outside plan review which cost will be added to the Township's permit cost)

H. Swimming Pool:

1. Residential per \$1000 or fraction thereof.	\$ 25.00
2. Commercial per \$1000 or fraction thereof	\$ 50.00

(20 foot set back to water line requirement from side or rear property lines)
(A heater for the pool requires a separate Fire Permit and a approved pool cover)

I. Replacement Windows:

1. Residential \$5.00 each, \$25.00 minimum	
2. Commercial \$5.00 each, \$50.00 minimum	

J. Roofing, Siding, Stone, Stucco, Brick \$ 3.50/100SF (\$ 50.00 Min)

K. Installation, enlargement or overlay of new or existing driveway or parking lot

1. Residential	\$ 30.00
2. Non-Residential – up to 3000sf	\$ 100.00
3. Non-Residential over 3000 sf	\$ 250.00

L. Curb or Sidewalks or Driveway Aprons (except new developments)

1. Per 100 lineal feet	\$ 25.00
2. Restoration escrow of roadway for curb	\$ 7.00

M. Grading or storm water permit \$25.00 plus cost of Township Engineer review

N. HVAC Permits

1. Residential new system	\$ 50.00
2. Residential replacement	\$ 25.00
3. Commercial new system	\$ 25.00/ton or 100K BTU
4. Commercial replacement	\$ 15.00/ton or 100K BTU
5. Residential alteration	\$ 25.00/unit
6. Commercial alteration	\$ 50.00/unit
7. Installation or Alteration Gas Piping for pool heaters, gas grill, etc.	\$ 25.00

O.	Plumbing Permits	
1.	Install New per Fixtures	
	A. Residential	\$ 20.00
	B. Commercial	\$ 30.00
2.	Replacement per Fixture	
	A. Residential	\$ 10.00
	B. Commercial	\$ 20.00
3.	Water Softener or Water Heater	\$ 10.00
4.	Sewer Ejector or Interceptor (grease, hair, oil, etc.)	\$ 25.00
5.	Garbage Disposal	\$ 10.00
6.	Installation or Alteration of Water or Gas Piping	
	A. Residential	\$ 25.00
	B. Commercial	\$ 50.00
7.	New Water Service or Sewer Lateral Installation or Repair	
	A. Residential	\$ 25.00
	B. Commercial per 100 lf	\$ 25.00
8.	Storm Sewer Connection Inspection to Existing System	
	A. Residential	\$ 25.00
	B. Commercial	\$ 50.00
P.	Registration	
1.	Electrician per job	\$ 25.00
2.	Contractor Annual	\$ 75.00
	(All registrations are from January 1 to December 31)	

All contractors working in East Norriton Township are required to be registered with the Township. The contractor shall supply the Township a copy of their liability and worker's compensation insurance coverage, naming East Norriton Township as an additional insured. Electrician's must also supply the name of the inspection company being used to perform inspections.

Q. Roadway/Rights-of-way Occupancy Permits:

- 1. Application fee: \$ 50.00**
- 2. General Permit Inspection fees:**
 - A. Surface Opening per 100 lineal feet**
 - 1. Opening in pavement \$ 40.00**
 - 2. Opening in shoulder \$ 20.00**
 - 3. Opening outside pavement/shoulder \$ 15.00**
 - B. Surface Opening of less than 36 square Feet**
 - 1. Opening in pavement \$ 30.00**
 - 2. Opening in shoulder \$ 15.00**
 - 3. Opening outside pavement/shoulder \$ 10.00**
 - C. New Utilities - except in new developments \$ 1.00/lf**
 - D. Other work performed within the Right-of-way shall be in accordance with the fee schedule established by the Pennsylvania State Association of Township Supervisors made part of this schedule.**
 - E. Escrow for street openings shall be a minimum of \$500.00 held for two years after final restoration (When work is performed on state highways, the fee will be established accordingly)**
 - F. Exemptions as established by the Pennsylvania State Association of Township Supervisors**

Work performed within East Norriton Township's Rights-of-ways shall be in accordance with Chapter 203, Publication 408 and Chapter 459 of title 67 of the Pennsylvania Code, entitled "Occupancy of Highways by Utilities" as amended. Applications for permits shall pay the township at the time of application the fee set forth above. If a permittee will be authorized to perform a substantial amount of work within the right-of-way, the Township may, at its discretion, require the applicant to execute an agreement or provide security, or both, as a prerequisite to issuance of the permit. If security is required, it shall be delivered to the Township in a form and amount acceptable to the Township and shall guarantee construction inspections, restoration and maintenance of the highway for a period of at least five years after acknowledged completion of the permitted work. At least 15 days prior to opening more than 50 linear feet of any area within the right-of-way, the permittee shall deliver Photo/video documentation to the Township office verifying the preconstruction condition of the area within the rights-of-way and any area to be disturbed on private property. Prior to entering property outside the right-of-way the applicant shall obtain written permission from the owner and forward to the Township a copy of such permission form.

SANITARY SEWER TAPPING FEE

The application for a sanitary sewer connection shall be paid at the time of applying for a building permit to the Township, in accordance with the following:

Tapping Fee on behalf of ENPWJSA.....\$ 2,337.00 (per 230 GPD)
(adopted by ENPWJSA) 230gpd

Tapping Fee - East Norriton Township - Household.....\$ 920.00 (per 228.6 GPD)
(see Table 1 thru 3 for calculations)

- Non-Household....\$ 1,107.00 (per 275 GPD/unit)

*Alternate Non-Household Method based on sewage discharge at a cost of \$ 4.027/GPD
(flow estimated from water usage records divided by 200 GPD; sold in 200 GPD units)*

Sewer Connection Inspection Fee\$ 440.00
(connection to Township owned system – See Table 4 for calculation)

FIRE CODE PERMIT FEES

The applicant for a Fire Code Permit shall, at the time of securing such a permit, pay the Township the required fee for each permit, in accordance with the following:

ICC Fire Prevention

Code-Section	Description of Activity	Fee
--------------	-------------------------	-----

REQUIRED CONSTRUCTION PERMITS / FEES

105.7.1	Automatic fire-extinguishing systems. **	
105.7.2	Compressed gases. **	
105.7.3	Fire alarm and detection systems and related equipment. **	
105.7.4	Fire pumps and related equipment. **	
105.7.5	Flammable and combustible liquids.	
	Tank storage for each 1,000 gallon capacity or fraction (Above or in ground, for installation, removal, reactivation of existing, or tank closure. Above ground tanks greater than 1,100 gallons require a permit from PADEP	\$ 50.00 each
	Gas Dispensers (Replacement, removal installation or reactivation of existing)	\$ 50.00 each.
105.7.8	LP-gas. \$50.00 for 1 st 100 gallons and \$10.00 for each additional 100 gallons or fraction thereof.	
105.7.12	Commercial Temporary membrane structures, tents and canopies.	\$100.00

OPERATIONAL PERMITS & FEES

105.6.15	Explosives/Blasting.	\$100.00 + \$20.00 per day
105.6.31	Open burning. Not permitted in township	
105.6.36	Private fire hydrants.	\$100.00 per occurrence.

SPRINKLER PLAN REVIEW FEES

Tenant fit out without calculations		\$ 50.00
Residential 13D system - Flat fee:		\$100.00
Small project under 75 heads:		\$100.00
	* Additional \$50.00 for each level or system of sprinkler protection beyond 1 st . Level + \$.25 per head over 100 on any one system.	

Re - Review of "Unaccepted" plans Same as 1st. Review
Partial re-review (ex. One level right, one level wrong) - Charge for wrong part only
2nd. Review of project " Accepted with notations" - Free

F - 305.2	Storage of combustible material in excess of 2,500 cubic feet	\$ 25.00/year
F - 316.2	Storage in excess of 25 lbs. of nitrate film	\$ 100.00/year
F - 317.2	Storage or handling of more than 25 lbs. of pyroxylin.	\$ 100.00/year
F - 501.1	Fire protection devices' extension, repair or replacement to include extinguishing systems, stand pipes, hose, cabinets, fire hydrants and sprinklers.	
	For first \$1,000.00 or fraction thereof of estimated cost	\$ 50.00
	For each additional \$1,000 or fraction thereof	\$ 25.00
F - 501.2	Automatic fire detection devices (except one and two family dwellings - single station units) Installation or addition of smoke detectors, pull stations or other device.	
	For the first \$1,000 cost	\$ 50.00
	For each additional \$1,000 or fraction	\$ 25.00
F -801.2	Operation of airport, heliport or helistops.	\$ 100.00/year
F- 901.2	Spraying or dipping operations using flammable or combustible liquids	\$ 25.00/year
F -1000.2	Bowling lane resurfacing or bowling pin refinishing	\$ 50.00/occr
F -1101.2	Dry cleaning operations	\$ 50.00/year
F -1400.2	Fumigation and thermal insecticidal fogging	\$ 25.00/occr
F -1601.2	Lumber yards storing more than 100,000 board feet	\$ 100.00/year
F -1601.4	Operation of place of public assembly	
	500 persons or less	\$ 15.00/year
	500 - 1,000 persons	\$ 25.00/year
	over 1,000 persons	\$ 100.00/year
F -1800.2	Store, handle or use hazardous production materials in semi-conductor fabrication facilities	\$ 100.00/year
F- 1900.2	Wrecking yard, junk yard, waste material handling plan	\$ 25.00/year
F -2100.2	Company performing welding or cutting operation	\$ 15.00/year
F -2103.2	Storage of cylinders or containers used in conjunction with welding when more than 2,000 cubic feet of flammable compressed gas other than L.P. gas, 300 lbs. of L.P. gas, or 6,000 cubic feet of non-flammable compressed gas	\$ 20.00/year
F -2105.1	Storage of calcium carbide in excess of 200 lbs	\$ 25.00/year

F -2106.1	Operation of an acetylene generator having a carbide capacity exceeding 5 lbs.	\$ 25.00/year
F -2300.2	Storage of combustible fibers in excess of 100 cubic feet	\$ 25.00/year
F -2500.2	Production, storage or sale of cryogenic liquids; Storage of nonflammable, nontoxic cryogenic liquids in quantities greater than 500 gallons, or storage or use of more than 10 gallons of liquid oxygen, flammable cryogenic liquid or cryogenic oxidizers	\$ 25.00/year
F -2701.2	Storage or handling of more than 2,000 cubic feet of flammable compressed gas or 6,000 feet of nonflammable compressed gas.	\$ 100.00/year
F -2900.2	Storage use, handling of more than 55 gallons of corrosive liquid, 500 lbs. of oxidizing materials, 10 lbs. organic peroxide, 500 lbs. nitromethane, 1,000 lbs. of ammonium nitrate. Any amount of highly toxic material or poisonous gas, more than one microcurie of radium.	\$ 20.00/cat
F -3001.2	Manufacture, possess, stores or otherwise disposes of explosives or blasting agents. Transport explosives or blasting agents; Operate a terminal for handling explosives or blasting agents; Deliver or receive explosives or blasting agents from a carrier at a terminal between the hours of sunset and sunrise; and Transport blasting caps or electric blasting caps on the same vehicle with explosives	\$50.00 + \$ 15.00/day
F -3100.2	Magnesium melting, casting, machinery or grinding	\$ 20.00/year
F -3101.3	Discharge of fireworks	\$ 150.00/occr
F -3200.2	Manufacture or storage of matches exceeding 25 cases in aggregate	\$ 50.00/year
F -3201.1	Fuel storage tanks - for each 1,000 gal. capacity or fraction (above or inground, for installation, removal, reactivation of existing, or tank closure)	\$ 50.00
F -3201.2	Gas pumps - each pump replacement, removal, installation or reactivation of existing	\$ 50.00
F -3601.2	Installation of liquefied petroleum gas utilizing storage containers over 299 gallons water capacity, or when the combined container quantity exceeds 499 gallons	\$100.00 site + \$ 50.00/tank

Misc. Charges Fire reports (Incident reports)	\$ 15.00/each
Pictures 5x7	\$ 10.00/each
8x10	\$ 12.00/each
CD Rom	\$ 40.00/each
Registration of Sprinkler Contractor/Installer	\$ 75.00/year
Registration of Alarm Contractor/Installer	\$ 75.00/year

DULY PRESENTED AND ADOPTED by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, in public meeting held this **20th day of December 2005**



BOARD OF SUPERVISORS
TOWNSHIP OF EAST NORRITON

By: Francis E. Denner
Francis E. Denner, Chairman

Attest: Helmuth J. H. Baerwald
Helmuth J. H. Baerwald, Secretary