

RESOLUTION NO. **2304**

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Township that Resolutions Numbered 1322, 1323, 1324, 1329, 1394, 1581, 1674, 1747, 1776, 1788, 2078, 2170 and 2264 are rescinded and superseded by the following schedule of fees: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

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; appealing a decision of the Zoning Officer):
Residential (AR, BR, BR-1, CR, MR, RR Zoning Districts) \$250
All others \$750
(Multiply residential lots under common ownership \$50.00/lot)

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|----|---|--------|
| 4. | Zoning Conformity Letter - New | \$200 |
| 5. | Attached Accessory Structure Permit (under 500 sf) | \$ 75 |
| 6. | <u>Use and Occupancy Permits:</u> | |
| e. | Residential (New Dwelling) | \$100 |
| f. | Residential Resale/Additions or Alteration creating new space | \$ 50 |
| | Re-inspections (after second inspection) | \$ 25 |
| g. | All Others - The greater of \$100.00 per individual unit of occupancy and/or 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. | |
| f. | Home Occupation (annual fee) | \$ 100 |

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.

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| 6. | <u>Sign Permits:</u> | |
| | Value up to \$250.00 | \$ 50 |
| | Value of \$250.00 and over | \$ 50 |
| | (plus \$10.00 for each additional \$100.00 of value or fraction thereof) | |
| | Temporary permits up to 4 signs (except political) | \$ 30/wk |

Subdivision or Land Development

- | | | |
|----|--|-----------------------------------|
| 1. | Application fee (land development/subdivision)..... | \$1000 plus \$25/per lot |
| 2. | GIS Plan Update Fee | \$ 250 + \$15/lot/parcel/building |
| | (input final signed plan and County Parcel ID information when issued) | |

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:

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|----|----------------------------------|--------|
| a. | Grading and seeding | \$ 750 |
| b. | Wearing Course on Driveway | \$ 750 |
| c. | On-Lot Erosion Control (per lot) | \$1000 |
| 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.

Publications:

- a. Zoning or Subdivision Book (including existing amendments as of this date last published) Comprehensive Plan, Sanitary Sewer Installation/Maintenance book.
 - Personal pick up \$ 30
 - By mail, prepaid \$ 40

- c. Zoning/Street/Sewer Map
 - Personal pick up \$ 15
 - By mail, prepaid \$ 20

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 every building or addition, alteration, repair, moving, shoring or razing of any building or structure, in accordance with the following:

1. Buildings/Structures

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|----|---|---------------------------|
| A. | Permit Late Fee (not obtaining permit prior to start of work) | \$ 25 |
| B. | Pennsylvania Education Fee | \$ 2 |
| C. | Building Code Appeals Board Application | \$1000 |
| D. | Footings - Issued only at Township's discretion. Work must stop at grade level.
Residential/Commercial Footings \$ 1.00 per lineal feet of perimeter (\$50 min)
(fee additional to building permit fee.) | |
| E. | <u>BUILDING PERMIT FEES:</u> (based on computable square footage) | |
| | 1. New Residential Dwelling | \$ 0.33/sf |
| | 2. Residential Additions
(decks, garages, sunroom, patio, roof extension, etc.) | \$ 0.30/sf (\$ 50 min) |
| | 3. Residential Alterations (kitchens, bathrooms or
conversion of garage, porches, attics to habitable
space, etc.) | \$ 0.30/sf (\$ 75 min) |
| | 4. New Non-Residential | \$ 0.40/sf (\$300 min) |
| | 5. Tenant Outfit and Alterations Existing | \$ 0.25/sf (\$300 min) |
| | 6. Roofing, Siding, Stone, Stucco, Brick | \$ 3.50/100sf (\$ 50 min) |
| | 7. Demolition – Residential | \$ 0.15/sf (\$100 min) |
| | Commercial | \$ 0.25/sf (\$250 min) |
| | 8. Replacement Windows – Residential | \$ 5.00/per (\$ 25 min) |
| | Commercial | \$ 5.00/per (\$ 50 min) |
| | 9. Electrical Work processing/tracking fee | \$25 |

Computable square footage includes basement, attached/detached garage and attics space over six feet in height, but excluding crawl spaces and open porches. Outside dimensions are used in computing area.

(The Township reserves the right to require outside plan review and inspections. The cost for outside review may be added to the Township's permit cost)

Reviews: (based on computable square footage)

1. Commercial Energy	\$ 0.08	(\$ 25 min)
2. Accessibility Review	\$ 0.02	(\$ 25 min)
3. New Building Energy Review	\$ 0.10	(\$ 75 min)
Residential addition	\$ 0.06	(\$ 35 min)
4. Fire Plan Review	\$ 0.05	(\$ 50 min)

Residential Accessory Structures:

1. Masonry Fireplaces	\$ 125
2. Masonry Chimney	\$ 75
3. Chimney Relining/plaster	\$ 50
4. Factory Built Fireplaces	\$ 75

HVAC/Mechanical:

1. Residential new/replacement system	\$ 50
2. Residential system alteration/repair	\$ 25
3. Commercial new/replacement system	\$ 50/ton or 100K BTU
4. Commercial alteration/repair	\$ 25/ton or 100K BTU
5. Installation or Alteration Gas Piping (pool heater/grills/propane tanks (50 gallons or above))	\$ 25

K. Driveways/Parking Lots - installation, enlargement or overlay of new or existing

1. Residential	\$ 30
2. Non-Residential up to 1000 square feet	\$100
3. Non-Residential between 1000-3000 square feet	\$250
4. Non-Residential over 3000 square feet	\$400

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

1. Sidewalk/Driveway apron per 100 lineal feet	\$ 50
2. Curb per lineal foot	\$ 3
2. Restoration escrow of roadway for curb replacement	\$ 7

M Street opening permits shall be in accordance with the fee schedule established by the Pennsylvania State Association of Township Supervisors made part of this schedule and escrow for street openings shall be a minimum of \$500.00 held for two years after final restoration (When work on performed on state highways, the fee will be established accordingly)

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 other than above 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 performing 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.

N.	Grading or storm water management permit plus minimum \$500.00 escrow to cover cost of Township Engineer review. Any amount above escrow applicant is responsible for fee.	\$ 50
O.	Swimming Pool	
	1. Residential per \$1000 or fraction thereof.	\$ 25
	2. Commercial per \$1000 or fraction thereof	\$ 50
P.	Plumbing Permits	
	1. Each plumbing fixture installed (eliminated replacements)	
	Residential	\$ 20
	Commercial	\$ 30
	(each trap, fixture, garbage disposal, hot water heaters/softener, etc)	
	2. Piping Alteration, Extension or Replacement	\$ 10
	3. Sewer Ejector or Interceptor (grease, hair, oil, etc.)	\$ 25
	4. Sewer lateral/Water lateral/Gas Installation or repair minimum (\$25.00/ 100 Lineal Feet or fraction thereof)	\$ 25
	5. Storm Sewer Connection Inspection to Existing System	
	A. Residential	\$ 25
	B. Commercial	\$ 75
Q.	Contractor Registration	
	Annual Fee	\$ 75
	(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.

SANITARY SEWER TAPPING FEE

The applicant 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
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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.....\$ 50.00 each
(Above or in ground, for installation, removal,
reactivation of existing, or tank closure

 - Gas Dispensers.....\$ 50.00 each.
(Replacement, removal installation or reactivation of existing)

- 105.7.8 LP-gas. \$50.00 for 1st 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. \$50.00 + \$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 1st. 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 or 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 \$1,000.00 or fraction.....\$ 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.....\$100.00/year
 - semi-conductor fabrication facilities
- 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.....\$ 25.00/year
 - capacity exceeding 5 lbs.
- 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;\$ 25.00/year
 - 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
- F -2701.2 Storage or handling of more than 2,000 cubic feet of.....\$100.00/year
 - flammable compressed gas or 6,000 feet of nonflammable compressed gas.
- F -2900.2 Storage use, handling of more than 55 gallons of corrosive.....\$ 20.00/cat
 - 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.
- F -3001.2 Manufacture, possess, stores or otherwise disposes of\$50.00 + \$ 15.00/day
 - 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

- 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.....\$ 50.00/year
in aggregate
- F -3201.1 Fuel storage tanks - for each 1,000 gal. capacity or fraction.....\$ 50.00
(above or inground, for installation, removal, reactivation of existing, or tank closure)
- F -3201.2 Gas pumps - each pump replacement, removal, installation.....\$ 50.00
or reactivation of existing
- F -3601.2 Installation of liquefied petroleum gas utilizing storage \$100.00 site + \$ 50.00/tank
containers over 299 gallons water capacity, or when the combined container quantity
exceeds 499 gallons
- 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
- Certification of Operation Inspection
- Residential.....\$100.00
- Non-Residential.....\$250.00

(Requested by occupant as required by other Licensing Agency)

DULY PRESENTED AND ADOPTED by the Board of Supervisors of East Norriton Township,
Montgomery County, Pennsylvania, in public meeting held this 27th day of June 2006



BOARD OF SUPERVISORS
TOWNSHIP OF EAST NORRITON

By: *Don Gracia*
Don Gracia, Chairman

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