RESOLUTION NO. **2311**

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that Resolutions Numbered 1322, 1323, 1324,1329 ,1394,1581, 1674, 1747, 1776, 1788, 2078, 2170, 2264 and 2304 are rescinded and superseded by the following schedule of fees: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)

4. Zoning Conformity Letter - $200

5. Attached Accessory Structure Permit (under 500 sf) $ 75

6. Use and Occupancy Permits:

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.

6. Sign Permits:

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:

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

A.	Permit Late Fee (not obtaining permit prior to start of work)	$ 25
B.	**Re-inspection Fee (for each inspection after second inspection or Contractor not ready for scheduled inspection)** **(fee to be paid prior to issuance of U&O permit - new)**	**$ 25**
C.	Pennsylvania Education Fee (add to each Building Permit issued)	$ 2
D.	Building Code Appeals Board Application	$1000

E. Footings - Issued only at Township's discretion. Work must stop at grade level.
Residential/Commercial Footings $ 1.00 per lineal feet of footer ($50 min)
(fee additional to building permit fee.)

F. **BUILDING PERMIT FEES:** (based on computable square footage)

1. New Residential Construction	$ 0.30/sf	($ 75 min)
2. Residential Addition or Alteration	$ 0.25/sf	($ 50 min)
(**Addition** - decks, garages, sunroom, patio, roof extension, etc.) (**Alteration** - kitchens, bathrooms, conversion of garage, porches, attics or basement (require 2nd means of egress) into habitable space, etc.)		
2. New Non-Residential	$ 0.40/sf	($300 min)
3. Tenant Outfit or Alterations Existing	$ 0.35/sf	($300 min)
4. More than 25% of Roofing cover replaced or installed	$ 3.50/100sf	($ 50 min)
5. Siding and Stucco	$ 3.50/100sf	($ 50 min)
6. Demolition – Residential	$ 0.15/sf	($100 min)
Commercial	$ 0.25/sf	($250 min)
7. Electrical Work processing/tracking fee	$25	

Reviews: (based on computable square footage)

1. Plan Review	$ 0.05	($ 25 min)
2. Energy Review	$ 0.05	($ 25 min)
3. Accessibility Review	$ 0.02	($ 25 min)
4. Fire Plan Review	$ 0.05	($ 50 min)

Residential Accessory Structures:

1.	Construct or Repair Masonry Fireplaces	$ 125
2.	Construct Masonry Chimney	$ 75
3.	Chimney Relining or plaster	$ 50
4.	Install Factory Built Fireplaces	$ 75

HVAC/Mechanical:

1.	Residential new or replacement system	$ 50
2.	Residential system alteration or repair	$ 25
3.	Commercial new or replacement system	$ 50/ton or 100K BTU
4.	Commercial alteration or 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

** may require storm water management

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** $ 50
plus minimum $500.00 escrow to cover cost of Township Engineer review. Any amount above escrow applicant is responsible for fee.

O. **Swimming Pool** - Grading Plan required for in-ground pool – stormwater management may be required.

Plan Review – Residential (new)	$ 25
- Commercial (new)	$ 50
Residential per $1000 value or fraction thereof ($50 Min - new)	$ 25
Commercial per $1000 value or fraction thereof ($100 Min - new)	$ 50

(Value is total contract cost)

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
($25.00/ 100 Lineal Feet or fraction thereof)

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 Third Party 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 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)

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:

Automatic fire-extinguishing systems.

Fire protection devices' extension, repair or replacement to include extinguishing systems, stand pipes, hose and cabinets

For first $1,000.00 or fraction thereof of estimated cost .....$ 50.00
for each additional $1,000.00 or fraction.....$ 25.00

Sprinkler Systems

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

Fire alarm and detection systems and related equipment.

Automatic fire alarm and detection systems and related equipment (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

Fire pumps and related equipment.

A construction permit is required for installation of or modification to fire pumps and related fuel tanks, jockey pumps, controllers, and generators.

For the first $1,000 cost.....$ 50.00

For each additional $1,000 or fraction.....$ 25.00

Flammable and combustible liquids. A construction permit is required to install, alter, remove, abandon or otherwise dispose of a flammable or combustible liquid tank and fuel dispensing pumps.

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)

Commercial Temporary membrane structures, tents and canopies..... .....$250.00

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.

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

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 **25th day of July 2006**

BOARD OF SUPERVISORS
TOWNSHIP OF EAST NORRITON

(Seal)

By: _____
Don Gracia, Chairman

Attest: _____
Helmuth J. H. Baerwald, Secretary