

**RESOLUTION NO. 2656**

**EAST NORRITON TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF EAST  
NORRITON TOWNSHIP SETTING A SCHEDULE OF FEES FOR  
VARIOUS PERMITS AND SERVICES**

WHEREAS; the Board of Supervisors of East Norriton Township wishes to establish a schedule of fees for various permits and services provided by East Norriton Township; and

WHEREAS; the schedule of fees must as nearly as possible reflect the actual cost of services provided; and

WHEREAS; certain fees no longer reflect actual costs; and

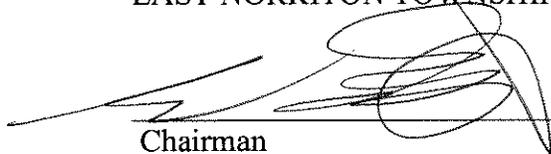
WHEREAS; the Board of Supervisors of East Norriton Township desires that the attached schedule of fees, marked "Exhibit A" and titled "East Norriton Township Fee Schedule", become effective on January 6, 2015.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of East Norriton Township that by approval of this Resolution, the attached schedule of fees, marked "Exhibit A" and titled "East Norriton Township Fee Schedule" shall become effective on January 6, 2015 and that any and all previously adopted schedules of fees shall then be rescinded and superseded.

DULY PRESENTED and ADOPTED by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, in a public meeting this 5<sup>th</sup> day of January 2015.



BOARD OF SUPERVISORS  
EAST NORRITON TOWNSHIP

  
Chairman

ATTEST:

  
Secretary

## EAST NORRITON TOWNSHIP FEE SCHEDULE

(EFFECTIVE JANUARY 6, 2015)

<b>RESIDENTIAL BUILDING PERMITS</b>	
New one or two-family dwellings	\$0.40 per SF, \$500 minimum
Additions, alterations and accessory structures (decks, garages, sheds, etc.)	\$0.35 per SF, \$100 minimum
Retaining walls	\$3 per linear foot, \$100 minimum
Roofing, siding or stucco	\$3.50 per square, \$70 minimum
Footings and foundation only	\$1 per linear foot, \$50 minimum
Demolition	\$0.10 per SF, \$50 minimum
Installation of swimming pools, spas or hot tubs	\$50 + \$25 for ea. \$1,000 of est. cost
<p style="text-align: center;"><i>Prior to the issuance of a building permit, a \$2,500 escrow shall be established for the construction of all one and two-family dwellings that are not part of a subdivision or land development approval. The escrow shall be utilized to pay legal and engineering expenses related to the project. Any remaining balance will be returned within 90 days of completion of the project.</i></p>	
<b>COMMERCIAL BUILDING PERMITS</b>	
New construction or additions	\$0.45 per SF, \$300 minimum
Tenant fit out or interior alterations	\$0.40 per SF, \$150 minimum
Roofing, siding or stucco	\$3.50 per square, \$100 minimum
Footings and foundation only	\$2 per linear foot, \$50 minimum
Retaining walls	\$3 per linear foot, \$150 minimum
Demolition (interior only)	\$0.10 per SF, \$100 minimum
Demolition	\$0.25 per SF, \$100 minimum
Installation of swimming pools, spas or hot tubs	\$250 + \$20 for ea. \$1,000 of est. cost
Installation of cell tower / antenna structure (including ground equipment)	\$800
Alteration to cell tower / antenna structure (including ground equipment)	\$400
Signs	\$400
<b>RESIDENTIAL PLUMBING PERMITS</b>	
Traps or fixtures installed or replaced	\$25
Water distribution piping alteration, replacement or extension	\$40
Sewer ejector pump	\$125
Water service or sanitary sewer lateral new installation	\$100 for each 100' of lateral
Water service or sanitary sewer lateral repair or replacement	\$75
Alternate water meter installation (hard plumbed meter)	\$25
<b>COMMERCIAL PLUMBING PERMITS</b>	
Traps or fixtures installed or replaced	\$35
Water distribution piping alteration, replacement or extension	\$75
Sewer ejector pump	\$200
Grease traps, grease interceptors and separators	\$100
Water or sanitary sewer lateral new installation	\$150 for each 100' of lateral
Water or sanitary sewer lateral repair or replacement	\$100
Connection to municipal stormwater collection system	\$100
<b>RESIDENTIAL MECHANICAL PERMITS</b>	
New heating, air conditioning or refrigeration system	\$150
Replace or alter heating, air conditioning or refrigeration system	\$100
Construct or alter masonry fireplace or chimney	\$100
Chimney relining	\$75
Install factory built fireplace	\$100
Gas piping installation or alteration	\$100
Gas piping repair or replacement	\$50

# EXHIBIT A

<b>COMMERCIAL MECHANICAL PERMITS</b>		
New heating, air conditioning or refrigeration system		\$40 per ton or 100,000 BTU's
Replace or alter heating, air conditioning or refrigeration system		\$20 per ton or 100,000 BTU's
Construct or repair masonry fireplace or chimney		\$150
Chimney relining		\$100
Install factory built fireplace		\$100
Gas piping installation or alteration		\$150
Gas piping repair or replacement		\$100
Install Type I hood / duct		\$300
Install Type II hood / duct		\$150
<b>ELECTRICAL PERMITS</b>		
Estimated cost of electrical work from \$0 to <\$50,000		\$100 plus 3% of est. cost
Estimated cost of electrical work from \$50,000 to <\$250,000		\$250 plus 2.5% of est. cost
Estimated cost of electrical work from \$250,000 to <\$1,000,000		\$1,250 plus 2% of est. cost
Estimated cost of electrical work \$1,000,000 or more		\$5,500 plus 1.5% of est. cost
<b>FIRE CODE CONSTRUCTION PERMITS</b>		
2009 IFC §105.7.1	Install new NFPA 13-D fire sprinkler system	\$200
	Alter NFPA 13-D fire sprinkler system	\$75
	Install new NFPA 13-R fire sprinkler system	\$200 + \$25 per \$1,000 of est. cost
	Alter NFPA 13-R fire sprinkler system	\$100 + \$25 per \$1,000 of est. cost
	Install new NFPA 13 fire sprinkler system	\$200 + \$25 per \$1,000 of est. cost
	Alter NFPA 13 fire sprinkler system	\$100 + \$25 per \$1,000 of est. cost
	Install kitchen hood fire-extinguishing system	\$250
	Alter kitchen hood fire-extinguishing system	\$150
	Install other automatic fire-extinguishing system	\$400
	Alter other automatic fire-extinguishing system	\$200
2009 IFC §105.7.2	Install stationary storage battery system > 50 gallons	\$200
2009 IFC §105.7.3	Install, repair or modify compressed gas storage system	\$250
2009 IFC §105.7.4	Install or modify cryogenic storage system	\$250
2009 IFC §105.7.5	Install new fire alarm and detection system	\$100 + \$25 per \$1,000 of est. cost
	Modify fire alarm and detection system	\$75 + \$25 per \$1,000 of est. cost
2009 IFC §105.7.6	Install or modify fire pump and related equipment	\$250 + \$25 per \$1,000 of est. cost
2009 IFC §105.7.7	Install, remove or abandon flamm. or comb. liquid AST or UST	\$100 per 1,000 gal of cap; Max: \$500
	Install, construct or alter fuel dispenser	\$150 per dispenser
	Other flammable and combustible liquids	\$200
2009 IFC §105.7.8	Install, repair or modify hazardous materials storage system	\$250
2009 IFC §105.7.9	Install industrial oven	\$250
2009 IFC §105.7.10	Install or modify an LP-gas system	\$100
2009 IFC §105.7.11	Install or modify private fire hydrant	\$150
2009 IFC §105.7.12	Install or modify spray room, dip tank or booth	\$150
2009 IFC §105.7.13	Install or modify standpipe system	\$250 + \$25 per \$1,000 of est. cost
2009 IFC §105.7.14	Install temporary membrane structure or tent	\$100
<b>PLAN REVIEW &amp; INSPECTIONS</b>		
Building plan review		\$0.10 per SF, \$50 minimum
Energy plan review		\$0.05 per SF, \$50 minimum
Plumbing plan review		\$0.05 per SF, \$50 minimum
Mechanical plan review		\$0.05 per SF, \$50 minimum
Accessibility plan review		\$0.05 per SF, \$50 minimum
Fire plan review		\$0.05 per SF, \$50 minimum
Third residential inspector following two failed inspections		\$50
Third non-residential inspection following two failed inspections		\$100
Penalty / Fee for failing to obtain permits (at the discretion of the BOC)		2x normal permit fee

# EXHIBIT A

USE AND OCCUPANCY PERMITS		
New residential dwelling unit		\$200
Residential addition or alteration creating new space		\$100
Residential resale with public sewer		\$250
Residential resale with private sewer		\$150
Residential rental license		\$50
Commercial		\$100 per individual unit of occupancy or \$5 for every 100 SF of gross floor area or \$200, whichever is greater
CURB, SIDEWALK, DRIVEWAY AND PARKING LOT PERMITS		
Sidewalk installation or replacement		\$75
Curbing installation or replacement		\$50
Driveway apron installation or replacement		\$75
Residential driveway installation, enlargement or overlay		\$50
Parking lot installation, enlargement or overlay <1000 SF		\$150
Parking lot installation, enlargement or overlay ≥1000 SF		\$300
Parking lot installation, enlargement or overlay ≥3000 SF		\$500
ROAD OCCUPANCY PERMITS		
Application fee		\$50
Surface openings per 100 linear feet	Opening in pavement	\$40
	Opening in shoulder	\$20
	Opening outside pavement / shoulder	\$15
Surface opening of <36 square feet	Opening in pavement	\$30
	Opening in shoulder	\$15
	Opening outside pavement / shoulder	\$10
New utility pole		\$10
New utilities within the right of way		\$2 per linear foot
Road occupancy escrow for openings in pavement or paved shoulder		\$500 minimum
<i>Fees for other work performed within the right of way shall be determined in accordance with the fee schedule established by the Pennsylvania State Association of Township Supervisors which is hereby incorporated into the Township Fee Schedule.</i>		
SUBDIVISION AND LAND DEVELOPMENT		
Subdivision or land development application		\$1,500 + \$50 per lot
Minor subdivision application (two lot residential subdivision)		\$750
Consultant fee escrow required at time of submission	Subdivision or land development application	\$5,000
	Minor subdivision application	\$2,500
Escrow required at time of U&O if improvements are not complete	Grading and seeding of lot	\$1,500
	Wearing course applied to driveway	\$1,500
	On-lot erosion & sedimentation control	\$1,000
SANITARY SEWER TAPPING FEES		
ENPWJSA tapping fee	per EDU	\$2,337 (per 230 GPD)
East Norriton Township tapping fee	per household EDU	\$920 (per 230 GPD)
	per non-household EDU	\$1,107 (per 230 GPD/unit)
Alternate non-household method (sold in 200 GPD units)		(\$4,027 / GPD ) / 200 GPD
Sanitary sewer connection inspection fee		\$440

# EXHIBIT A

ZONING		
Variance, special exception, conditional use, interpretation and/or an appeal of the determination of the Zoning Officer for properties located in the AR, BR, BR-1, CR, MR, RR and ATR zoning districts and for properties in the RP and RO zoning districts that are occupied as single family dwellings		\$500
Variance, special exception, interpretation, conditional use and/or an appeal of the determination of the Zoning Officer for properties located in the HR, HR-1, RP, RO, IN, BP, EC, ECII, C, C-1, SC, I, LI, HI and FP zoning districts		\$1,750
Variance, special exception, interpretation, conditional use and/or an appeal of the determination of the Zoning Officer for signage in any zoning district		\$1,000
Hearing postponement / continuance fee		\$200
Change of zoning hearing request		\$2,500
Curative amendment or challenge to the validity of the zoning ordinance		\$2,500
Zoning certification letter		\$250
Sign permits		\$50 per \$1,000 of est. cost
Temporary for-profit sign permits		\$40 per week
Temporary not-for-profit sign permits		\$40 per month
No impact home based business		\$150
Temporary outdoor sales		\$100
Continuance at the request of the Applicant		\$250
PUBLICATIONS		
Zoning or subdivision and land development ordinance		\$40
Zoning map		\$20
Comprehensive plan		\$25
Street map		\$10
Sanitary sewer map		\$25
MISCELLANEOUS		
Large format copies (larger than 11" x 17")		\$3
Building code board of appeals application		\$1,000
Pennsylvania Uniform Construction Code education and training fee		\$4
Contractor registration		\$100
Solicitation permit		\$40 per person per week
Traffic impact fee		\$2,123
Grading permit fee		\$75 + engineer review costs
Intermunicipal liquor license transfer hearing		\$1,000
Amusement devices		\$100
Postage		Actual cost
Verification of residential approval in accordance with Act 46		\$100
Verification of commercial approval in accordance with Act 46		\$500
Simplified drainage plan escrow (Ordinance 551)		\$750
Stormwater management plan escrow (Ordinance 551)		\$2,000
FINANCE DEPARTMENT FEES		
Returned check fee		\$25
Sewer certification		\$30
Tax certification		\$30
Credit card processing fee		2.45%, \$3.00 minimum
PUBLIC WORKS DEPARTMENT		
Grass cutting fees	Properties <.5 acres in size	\$250
	Properties .5 to <1 acre in size	\$350
	Properties 1 to <2 acres in size	\$450
	Properties 2 or more acres	\$550

# EXHIBIT A

FIRE MARSHAL'S OFFICE		
Fire reports		\$25
Photographs on CD		\$50
Photographs		\$15 each
Fire safety / Fire prevention training		\$200 / hour
Truss floor/roof placards		\$40
Fire prevention inspections	Charitable / Not-for-profit organizations	\$50
	0 SF to 5,000 SF	\$100
	>5,000 SF to 10,000 SF	\$150
	>10,000 SF to 25,000 SF	\$200
	>25,000 SF to 50,000 SF	\$250
	>50,000 SF to 100,000 SF	\$300
	>100,000 SF	\$350
Certification of operation inspection	Residential	\$50 per unit, \$150 minimum
	Commercial	\$300
POLICE DEPARTMENT		
Photographs on CD		\$50
Accident report		\$15
Parking tickets		\$30
Fingerprinting (resident / non-resident)		\$15 / \$30
Record checks		\$10