

RESOLUTION NO. 2678

**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 4, 2016.

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shall become effective on January 4, 2016 and that any and all previously adopted schedules of fees shall then be rescinded and superseded.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 4th day of January 2016.



ATTEST:


Secretary

BOARD OF SUPERVISORS
EAST NORRITON TOWNSHIP

BY: 
Chairman

EAST NORRITON TOWNSHIP FEE SCHEDULE

(EFFECTIVE JANUARY 4, 2016)

RESIDENTIAL BUILDING PERMITS

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

COMMERCIAL BUILDING PERMITS

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	\$100

RESIDENTIAL PLUMBING PERMITS

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
Water heater new or replacement	\$75
Connection to municipal stormwater collection system	\$0

COMMERCIAL PLUMBING PERMITS

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

RESIDENTIAL MECHANICAL PERMITS

New heating, air conditioning or refrigeration system	\$150
Replace or alter heating, air conditioning or refrigeration system	\$100
Alteration to existing duct work	\$75
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

COMMERCIAL MECHANICAL PERMITS		
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
Alteration to existing duct work		\$300
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
ELECTRICAL PERMITS		
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
FIRE CODE OPERATIONAL PERMITS		
105.6.1	Aerosol products - to manufacture, store or handle an aggregate quantity of Level 2 or Level 3 aerosol products in excess of 500 pounds (227 kg) net weight.	\$50
105.6.2	Amusement buildings - to operate a special amusement building.	\$50
105.6.4	Carnivals and fairs - required to conduct a carnival or fair.	\$50
105.6.8	Compressed gases - For the storage, use or handling at normal temperature and pressure (NTP) of compressed gases in excess of the amounts listed in Table 105.6.8.	\$50
105.6.10	Cryogenic fluids -to produce, store, transport on site, use, handle or dispense cryogenic fluids in excess of the amounts listed in Table 105.6.10.	\$50
105.6.11	Cutting and welding - To conduct cutting or welding operations within the jurisdiction.	\$50
105.6.13	Exhibits and trade shows - permit required to operate exhibits and trade shows.	\$50
105.6.19	Fumigation and thermal insecticidal fogging - to operate a business of fumigation or thermal insecticidal fogging and to maintain a room, vault or chamber in which a toxic or flammable fumigant is used.	\$50
105.6.20	Hazardous materials - An operational permit is required to store, transport on site, dispense, use or handle hazardous materials in excess of the amounts listed in Table 105.6.20.	\$100

EXHIBIT A

105.6.23	<p>Hot work operations - required for hot work including, but not limited to:</p> <ol style="list-style-type: none"> 1. Public exhibitions and demonstrations where hot work is conducted. 2. Use of portable hot work equipment inside a structure. Exception: Work that is conducted under a construction permit. 3. Fixed-site hot work equipment such as welding booths. 4. Hot work conducted within a wildfire risk area. 5. Application of roof coverings with the use of an open-flame device. 6. When approved, the fire code official shall issue a permit to carry out a hot work program. This program allows approved personnel to regulate their facility's hot work operations. The approved personnel shall be trained in the fire safety aspects denoted in this chapter and shall be responsible for issuing permits requiring compliance with the requirements found in Chapter 26. These permits shall be issued only to their employees or hot work operations under their supervision. 	\$50
105.6.27	<p>LP-gas - An operational permit is required for:</p> <ol style="list-style-type: none"> 1. Storage and use of LP-gas. Exception: A permit is not required for individual containers with a 500-gallon (1893 L) water capacity or less serving occupancies in Group R-3. 2. Operation of cargo tankers that transport LP-gas. 	\$50
105.6.29	<p>Miscellaneous combustible storage - is required to store in any building or upon any premises in excess of 2,500 cubic feet (71 m³) gross volume of combustible empty packing cases, boxes, barrels or similar containers, rubber tires, rubber, cork or similar combustible material.</p>	\$50
105.6.31	<p>Open flames and torches - required to remove paint with a torch; or to use a torch or open-flame device in a wildfire risk area.</p>	\$50
105.6.32	<p>Open flames and candles - required to use open flames or candles in connection with assembly areas, dining areas of restaurants or drinking establishments.</p>	\$50
105.6.41	<p>Spraying or dipping - required to conduct a spraying or dipping operation utilizing flammable or combustible liquids or the application of combustible powders.</p>	\$50

EXHIBIT A

105.6.43	Temporary membrane structures and tents - required to operate an air-supported temporary membrane structure or a tent having an area in excess of 400 square feet (37 m ²). Exceptions: <ol style="list-style-type: none"> 1. Tents used exclusively for recreational camping purposes. 2. Tents open on all sides, which comply with all of the following: <ol style="list-style-type: none"> 2.1. Individual tents having a maximum size of 700 square feet (65 m²). 2.2. The aggregate area of multiple tents placed side by side without a fire break clearance of not less than 12 feet (3658 mm) shall not exceed 700 square feet (65 m²) total. 2.3. A minimum clearance of 12 feet (3658 mm) to structures and other tents shall be provided. 	\$50
FIRE CODE CONSTRUCTION PERMITS		
§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
§105.7.2	Install stationary storage battery system > 50 gallons	\$200
§105.7.3	Install, repair or modify compressed gas storage system	\$250
§105.7.4	Install or modify cryogenic storage system	\$250
§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
§105.7.6	Install or modify fire pump and related equipment	\$250 + \$25 per \$1,000 of est. cost
§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
§105.7.8	Install, repair or modify hazardous materials storage system	\$250
§105.7.9	Install industrial oven	\$250
§105.7.10	Install or modify an LP-gas system	\$100
§105.7.11	Install or modify private fire hydrant	\$150
§105.7.12	Install or modify spray room, dip tank or booth	\$150
§105.7.13	Install or modify standpipe system	\$250 + \$25 per \$1,000 of est. cost
§105.7.14	Install temporary membrane structure or tent	\$100
PLAN REVIEW & INSPECTIONS		
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 inspection 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 BCO)		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

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 <5,000 SF	\$150
Parking lot installation, enlargement or overlay ≥5,000 SF	\$300
Parking lot installation, enlargement or overlay ≥10,000 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	\$20 per linear foot; \$500 min	

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.

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

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
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EXHIBIT A

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	
Text amendment 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)	\$1,000	
Stormwater management plan escrow (Ordinance 551)	\$2,000	
FINANCE DEPARTMENT FEES		
Returned check fee	\$25	
Sewer certification	\$30	
Tax certification	\$30	
Duplicate bill fee	\$5	
Administrative charge	5%	
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 or video on CD/DVD		\$50
Accident report		\$15
Parking tickets		\$30
Fingerprinting (resident / non-resident)		\$15 / \$30
Record checks		\$10