

Robert J. Willert
Township Manager

Pennoni Associates Inc.
Township Engineer

Hugh A. Donaghue
Township Solicitor



Township of Concord

DELAWARE COUNTY

BOARD OF SUPERVISORS

Dominic A. Pileggi
Dominic J. Cappelli, Jr.
Colleen P. Morrone
Kevin P. O'Donoghue
John J. Gillespie

Meeting Night - 1st Tuesday

RESOLUTION NO. 16 - 2010

RESOLUTION OF THE BOARD OF SUPERVISORS OF CONCORD TOWNSHIP TO ESTABLISH A COMBINATION SCHEDULE OF FEES FOR BUILDING, MECHANICAL, ELECTRICAL, AND PLUMBING BY COMBINING AND AMENDING RESOLUTION NUMBERS 38-2004 AND 39-2004 AS FOLLOWS:

WHEREAS, by Chapter 91, Building Code, of the Township of Concord, as amended on 06-01-2004, by the adoption of the UCC, the Township of Concord fixed by resolution the amount of fees paid for building permits.

THEREFORE, BE IT RESOLVED that the Concord Township schedule for permit fees, shall be established, effective February 2, 2010, as follows:

There shall be a minimum fee of **\$100.00** for any building permit application, unless otherwise stated herein.

The mandatory state surcharge of \$4.00 shall be added to the cost of each Building Permit fee.

All building applications (excluding all non-reviewable permits-see below) shall be subject to a zoning review pursuant to Chapter 210, Zoning Code of the Township of Concord, the fee of which shall be **\$75.00**.

- (1) **NEW CONSTRUCTION** – the value on which fees shall be computed based on the Means-2009 indices for new construction as follows:

<u>Residential</u>	<u>Net Value/Sq. Ft. (less Plum. Mech. & Elec.)</u>	<u>Use Group</u>
Residential, 1 Story	\$85.00	R-3
Residential, 2 Story	\$75.00	R-3
Residential, 2.5 Story (fully accessible attic space)	\$70.00	R-3
Residential, Townhouses, 2-3 story	\$70.00	R-3
Residential Addition (wings & ells, 1 & 2 stories)	\$85.00 & \$75.00	R-3
Modifications & Adjustments		<u>Accessory to R-3 Use</u>
Basement (unfinished/finished)	\$15.00 - \$35.00	
Finished attic	\$30.00	
Garage attached (2 & 3-car worth)	\$45.00	
Porches (open or closed)	\$40.00 / \$70.00	
Apartment, 1-3 story	\$ 80.00	R-2
Apartment, 4-7 story	\$ 90.00	R-2
Hotel, up to 7 story	\$ 95.00	R-1
Motel, 1 story	\$ 90.00	R-1

- (3) **ACCESSORY (Commercial/Residential) STRUCTURES:**
 \$50.00 for first \$500.00 with
 \$20.00 for each additional \$1000.00
- (4) **ALTERATIONS & RENOVATIONS, Residential Construction**
 All work associated with residential type structural alterations, such as room expansion: Either \$90.00 / sq.ft. of new/renovated area or based on contract value.
- (5) **ALTERATIONS & RENOVATIONS, Commercial Construction:**
 All work associated with commercial type of alterations, (*including tenant fit-outs*); a signed contract indicating a reasonable worth of the project must be submitted.
 \$100.00 for first \$500.00 of cost with
 \$30.00 for each additional \$1000.00 of the cost for the first \$50,000.00
 \$15.00 for each additional \$1000.00 after \$50,000.00
- (6) **COMMERCIAL & INDUSTRIAL FUEL STORAGE TANK & PUMP:**
 All applications shall be accompanied by a detailed site plan indicating proposed location within zoning envelope.
 \$500.00 per VESSEL
 \$75.00 per dispenser.
Tank Removal:
 \$250.00 per VESSEL
Storage (Propane tanks): Zoning Permit Required \$75.00
- (7) **RESIDENTIAL PROPANE STORAGE TANK: Zoning Permit Required, \$75.00**
 All applications shall be accompanied by a detailed site plan indicating proposed location within zoning envelope
- (8) **COMMUNICATION TOWERS:**
 \$1000.00 for each tower with an additional
 \$350.00 per attachment, (antenna & support shed).
- (9) **DECKS**
- Residential:** Each Application, Subject to Zoning Review.
 Up to 200 sq.ft. = \$ 50.00
 Up to 350 sq.ft. = \$100.00
 Up to 500 sq.ft. = \$200.00
 Greater than 500 sq.ft. = \$300.00
- Commercial:** Each Application, Subject to Zoning Review.
 Up to 200 sq.ft. = \$150.00
 Up to 350 sq.ft. = \$200.00
 Up to 500 sq.ft. = \$300.00
 Greater than 500 sq.ft. = \$450.00

- (17) **PRELIMINARY PLAN REVIEW, conducted by township only:**
All such preliminary review applications shall be charged 25% of the township's estimated total project cost fee, (MEP designs shall also be included within this review.)

Final permit fees shall be credited 20% the aforementioned "Preliminary Review Fee"

- (18) **RE-ROOFING: Commercial**
Installation and material must comply with latest building code requirements. Fees assessed as follows:

\$50.00 for first \$500.00 with
\$30.00 for each additional \$1000.00 of estimated cost or a fraction thereof.

- (19) **SWIMMING POOLS:** Each application is subject to Zoning Review.

RESIDENTIAL

In-ground: less than 500 Sq. Ft. = \$ 500.00
greater than 500 Sq. Ft. = \$ 650.00

Aboveground: (Permanent structures greater/equal than 24" deep) = \$100.00

COMMERCIAL (Associated with R-1, R-2 uses)

In-ground: less than 800 Sq. Ft. = \$1,000.00
greater than 800 Sq. Ft. = \$1,500.00

- (20) **SIDEWALK AND CURB REPLACEMENT – Non-reviewable permit**
Sidewalk: 4 ft width, 4" concrete over 6" stone @ \$30.00/ 40 l.f.
Aprons: 6" reinforced concrete over 4" stone @ \$45.00/25 l.f.
Curb: Variable thickness, 18" height with 8" reveal @ \$35.00/ 25 l.f.
Depressed Curb: Variable thickness, 12" height with 2" reveal @ \$35.00/ 25 l.f.

- (21) **SIGNS:**
\$100.00 for first \$500.00 of cost with
\$25.00 for each additional \$1,000.00 of estimated cost or a fraction thereof.
\$100.00 added to the fee for all signs requiring electric work.
\$75.00 added when foundation designs are included.
\$75.00/side Face Change of an existing sign.
\$125.00 14-day temporary sign.
\$50.00 Annual sign permit renewal.
\$100.00 Development Sign, (real estate).
\$100.00 Land Development Sign, (construction).
\$100.00 Subdivision Sign, (residential)

- (22) **SPECIAL EVENTS:** *(Might include other permits, i.e. tent, electrical)*
All applications shall be accompanied by a detailed site plan indicating proposed location of any temporary structures within zoning envelope. = \$200.00

- (23) **SEASONAL PLANT AND/OR TREE SALES:**
(Might include other permits, i.e. tent, electrical)
All applications shall be accompanied by a detailed site plan indicating proposed location of any temporary structures within zoning envelope. = \$200.00

MECHANICAL, ELECTRICAL & PLUMBING (MEP)

Rough and final inspections coincide with the framing and CO inspections.
 Any **stand-alone inspections** will require a minimum fee of **\$100.00**
 All failed inspections will require a **\$75.00 re-inspection fee**

MECHANICAL

Residential: (Alternate method)

\$25.00 for each \$1000.00 of estimated cost or a fraction thereof.

Commercial: (Alternate method)

\$30.00 for each \$1000.00 of estimated cost or a fraction thereof up to \$100,000.00

For contracts in excess of \$100,000.00 – add \$25.00 for each additional \$1,000.00 of estimated cost or a fraction thereof.

HVAC Unit - New Work

\$75.00/12,000 btu's

HVAC Unit - Replacement

\$30.00/12,000 btu's

Residential – New construction: *Duct work must be inspected for Fire Code Compliance*

1 story (Single Unit, includes duct work)

\$400.00 Flat Fee

1 ½ story (Two Units, includes duct work)

\$500.00 Flat Fee

2 Stories (Single Unit, includes duct work)

\$500.00 Flat Fee

2 Stories (Two Units includes duct work)

\$550.00 Flat Fee

Apartment / Condo – Self Contained

\$350.00 Flat Fee

Common Areas – Club House:

\$ 75.00/12,000 btu's

Common Areas – Club House (Replacement)

\$ 50.00/12,000 btu's

Commercial: *Duct work must be inspected for Fire Code Compliance*

Office/business

\$75/12,000 btu's

Office/business – Replacement of Unit

\$50/12,000 btu's

Combustible Fuel Heating units, (including HVAC units & water boilers):

\$200.00

Exhaust Hood Installation over cooking areas including Make-Up Air:

\$200.00

Related Fire Suppression System Installation:

\$100.00

ALARM SYSTEMS – Commercial Only:

Horns, strobes and pull station [NFPA-72-E];

\$30.00 for each \$1000.00 of estimated cost or a fraction thereof up to \$100,000.00. For contracts in excess of \$100,000.00 – add \$25.00 for each additional \$1,000.00 of estimated cost or a fraction thereof.

SPRINKLER SYSTEMS:

\$30.00 for each \$1000.00 of cost or a fraction thereof.

PLUMBING

Each permit application shall be accompanied by a signed contract.

Residential: (Alternate method)

25.00 for each \$1000.00 of estimated cost or a fraction thereof.

Commercial: (Alternate method)

\$30.00 for each \$1000.00 of estimated cost or a fraction thereof up to \$100,000.00

For contracts in excess of \$100,000.00 – add \$25.00 for each additional \$1,000.00 of estimated cost or a fraction thereof.

Proof of master qualification to be provided by applicant plumber prior to each permit application.

All contracted work cost will be compared to the following fee minimums.

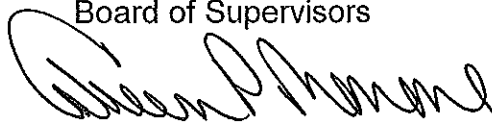
Sewer Connection – Commercial	based on contract
Residential	\$150.00
Water service – Commercial	based on contract
Residential	\$125.00

Residential - New construction

One story (includes max. 15 fixtures)	\$300.00
Two Story (includes max. 20 fixtures)	\$400.00
Apartment (each unit – includes max. 10 fixtures)	\$200.00

Resolution No. ___-2010 PASSED and APPROVED this 2nd day of February, 2010

Township of Concord
Board of Supervisors



Colleen P. Morrone, Vice Chair

I hereby certify that the foregoing Resolution was passed and approved at a meeting of the Board of Supervisors of Concord Township on February 2, 2010, at which meeting a quorum was present.



Brenda L. Lamanna, Township Secretary