

RESOLUTION NO. 1 OF 2016

TOWNSHIP OF MOUNT JOY, ADAMS COUNTY, PENNSYLVANIA

WHEREAS, the Board of Supervisors is authorized and empowered to set reasonable and necessary fees to reimburse the Township for the costs and the expenses of processing, issuing, tracking, reviewing and performing inspections related to applications for land use (zoning) permits and zoning applications, subdivision and land development, well construction, stormwater management and sewage treatment facilities.

WHEREAS, the board has considered and reviewed the actual costs associated with the foregoing;

NOW THEREFORE BE IT RESOLVED, this 4th day of January 2016 that the Mount Joy Township Supervisors hereby adopt the following fees:

PERMITS:

Zoning Permit: \$50.00

All permits are valid for one year. A renewal of one year will be issued with required documentation.

Building Permit: \$50.00

Demolition Permit: \$25.00

Use & Occupancy Permit: \$10.00

WELL CONSTRUCTION APPLICATIONS:

\$25.00 per well Payment is due upon submission of the application.

SIGN PERMITS:

Up to 40 sq. ft.	\$ 50.00
41 sq. ft .up to 60 sq. ft.	\$100.00
61 sq. ft. and over	\$ 4.00 per square foot calculated on both sides

DRIVEWAY PERMITS:

Permit fees will be charged when a driveway will access onto a Township road and is not in conjunction with a building permit for new construction. If the Township determines that the permitted work warrants the Township engineer to inspect the permitted work on more than a spot inspection basis, the permittee shall be charged for the additional expenses incurred by the Township and engineer.

Application Fees: These fees are applied to the administrative costs incurred in reviewing the application and plan(s) and issuing and processing the permit, including the preliminary review of the site location identified in the application.

Minimum use (single-family dwellings, apartments with 5 or fewer units)	\$15.00
Low Volume (office buildings, car washes)	\$30.00
Medium Volume (motels, fast food restaurants, service stations, small shopping plazas)	\$40.00
High Volume (large shopping centers, multi-building apartments or office complexes)	\$50.00

Permit Inspection Fees: These fees are applied to the costs incurred in the preliminary review of the location covered by the permit, and/or spot inspection of the permitted work, and/or subsequent inspection after the permitted work has been completed to ensure compliance with Township specifications and permit provisions.

Minimum use	\$15.00
Low Volume	\$20.00
Medium Volume	\$35.00
High Volume	\$50.00

Total Fees:

Minimum use	\$25.00
Low Volume	\$50.00
Medium Volume	\$75.00
High Volume	\$100.00

SUBDIVISION & LAND DEVELOPMENT PLAN REVIEWS (INCLUDING MINOR PLANS):

Preliminary Plan	\$150.00 per lot
Final Plan	\$175.00 per lot
Preliminary/Final Plan	\$325.00 per lot
Minor Subdivision Plan	\$325.00 per lot

Payment of the per lot review fees is due upon submission of the plan.

In addition to the foregoing fees, the Township will charge any actual review costs incurred by the Township that exceed these fees.

SUBDIVISION & LAND DEVELOPMENT INSPECTION / REVIEW FEES:

Additional review fees and/or inspection costs are charged in accordance with the following fee schedule:

William F. Hill, P.E., President	\$ 93.50/hr.
Senior Environmental Engineer, M.S., P.E.	\$ 93.50/hr.
Project Manager, P.E.	\$ 70.00/hr. to \$ 73.00/hr.
Staff Engineer, P.E., Staff Civil/Environmental Engineer	\$ 59.50/hr. to \$ 65.00/hr.
Environmental Planner, SEO, E.I.T., Designer	\$ 47.00/hr. to \$ 59.50 hr.
Engineering Technician II	\$ 44.00/hr. to \$ 48.00/hr.
Construction Monitoring	\$ 47.00/hr. to \$ 56.00/hr.
Survey Party (one man GPS)	\$100.00/hr.
Survey Party (two man GPS)	\$144.00/hr.
Survey Party (two man)	\$135.00/hr.
Clerical	\$ 32.00/hr

If accumulated fees for plan reviews or inspections surpass the initial fee collected, the land owner and/or developer shall be responsible for payment in full prior approval of the plan, release of financial security, or at any other time as directed by the Township Engineer or Township Supervisors.

SEO SERVICES:

Application Review – covers administrative work and paperwork associated with septic permitting.	\$100.00
Repair System Application – depending on minor or major repair, fee covers minor repair permit and final inspection, or entire sewage permit for major repair and/or replacement.	\$100.00 - \$850.00
Deep Soil Probe Evaluation – includes three deep soil probe evaluations per lot. Additional probes above three will be an additional \$40.00 per probe.	\$150.00 + \$40.00 additional
Percolation Test (per 6 hole test)	\$275.00
System Design Review and Permit Issuance	\$150.00
Final System Inspection	\$100.00
Any site visit other than Final Inspection	\$100.00
Miscellaneous Services:	\$75.00
Preparation for hearing and/or court appearance	
Township meeting attendance/correspondence	
Planning Module Review, etc.	

SEO Services costs are to be paid directly to the Township Sewage Enforcement Officer and made payable to “Mount Joy Township”. If accumulated fees for sewage enforcement activities surpass the fee

schedule listed, the land owner and/or developer shall be responsible for payment in full prior to issuance of a permit, approval to cover system, or at any other time as directed by the Sewage Enforcement officer or Township Supervisors.

STORM WATER MANAGEMENT PLAN REVIEW:

<p><u>Level 1:</u></p> <p>Administrative Fee \$ (Zoning Permit Fee)</p>	
<p><u>Level 2:</u></p> <p>Administrative Fee \$ 30.00 Engineering Escrow ** \$ 100.00 Total Fee \$ 130.00</p> <p>* Engineering Escrow is for review and coordination with Township Engineer to verify site meets the Disconnected Impervious Area exemption criteria.</p>	
<p><u>Level 3:</u></p> <p>Administrative Fee \$ 50.00 Engineering Escrow ** \$ 300.00 Total Fee \$ 350.00</p> <p>** Engineering Escrow is for coordination with Township Engineer for assistance in preparing a Simplified Stormwater Management Plan to meet site conditions and for inspection of the stormwater management facilities.</p>	
<p><u>Level 4:</u></p> <p>Administrative Fee \$ 50.00 Engineering Escrow *** \$ 350.00 Total Fee \$ 400.00</p> <p>*** Engineering Escrow is for review of the stormwater management plan by the Township Engineer to verify compliance with the Stormwater Management Ordinance and for inspection of the stormwater management facilities.</p> <p>This level plan must be sealed by Applicant’s consultant.</p>	

Notes:

1. The Engineering Escrow fee is an estimate of the anticipated review and inspection costs for the proposed project. If the engineering costs exceed the escrow amount, the applicant will be responsible for any additional review or inspection costs. Any remaining escrow funds will be returned to the applicant upon issuance of the final completion certificate for the stormwater management facilities.
2. All stormwater management plan reviews for Subdivision and Land Development Plans will be subject to the fee schedules established by the Township for Subdivision and Land Development Plans.
3. Administrative Fees are non-refundable

If accumulated fees for stormwater management plan surpass the initial fee collected, the land owner and/or developer shall be responsible for payment in full prior approval of the plan, at time of completion certificate issuance, or at any other time as directed by the Township Engineer or Township Supervisors.

CONDITIONAL USE, SPECIAL EXCEPTION, VARIANCE APPLICATIONS AND APPEALS FROM DETERMINATION OF ZONING OFFICER:

Filing Fee \$500.00

Payment of the filing fee is due upon submission of the application.

In addition to the filing fee, the Township will charge any allowable costs (for example, associated with additional hearings) incurred by the Township that exceed these fees.

SPECIAL EVENTS PERMIT:

\$500 per application

UNIFORM CONSTRUCTION CODE (UCC):

PLAN REVIEW FEE SCHEDULE

NON-RESIDENTIAL FEES

Structure

Up to \$1,000,000.00.....	\$0.0015 x construction value
\$1,000,000.00 to \$5,000,000.00	\$1500.00 + \$0.0005 x const. value
Over \$5,000,000.00.....	\$4000.00 + \$0.0003 x const. value
Individual Disciplines	25% of Structure Plan Review

(Accessibility, electric, energy,
fire protection, mechanical, plumbing)

FIELD CHANGES TO APPROVED PLANS - per page\$160.00

MINIMUM CHARGE - \$175.00

RESIDENTIAL FEES

All Dwelling Units -

Not over 3500 s.f.* and additions over 500 s.f.*\$ 90.00

3500 s.f.* to 5000 s.f.*\$140.00

Over 5000 s.f.* apply commercial rate above

Porches, decks, carports, detached garages

and additions less than 500 s.f.*\$ 70.00

Pools (in-ground & above-ground).....\$ 35.00

* Square footage is defined as gross floor area of all floors within the perimeter of the outside walls, including basements, cellars, garages, roofed patios, breezeways, covered walkways, and attics with floor-to-ceiling of 6'6" or more.

BUILDING INSPECTION FEE SCHEDULE

RESIDENTIAL FEES

Industrialized Housing (Mobile Home, Modular and Manufactured)

No basement.....\$135.00

Full or partial basement\$145.00

Single Family Dwelling -

Not over 3500 s.f.* or over 3 bedrooms** \$225.00

Over 3500 s.f.* \$225.00 + \$0.13 each s.f. over 3500

Townhouse or Condominium \$170.00

**Each Additional Bedroom, per dwelling unit \$ 50.00

Decks, porches, carports\$ 90.00

Attached garages, additions,

alterations, renovations -

Not over 500 s.f.*\$130.00

Over 500 s.f.* \$130.00 + \$0.10 each s.f. over 500

NON-RESIDENTIAL FEES
(INCLUDES MULTI-FAMILY)

New construction (per s.f.*)	\$ 0.14
Alterations and renovations (per s.f.*)	\$ 0.09
Accessibility (flat fee)	\$175.00

MISCELLANEOUS FEES

Swimming Pool (Public or Commercial)	\$350.00
Swimming Pool (Single Family, in-ground)	\$100.00
Reinspection fee, each	\$ 70.00
<i>Locked or Not Ready</i> for inspection	\$ 70.00

CONDITIONS NOT PROVIDED FOR IN THIS SCHEDULE - APPLY FOR FEE

MINIMUM CHARGE - \$ 70.00

* Square footage is defined as gross floor area of all floors within the perimeter of the outside walls, including basements, cellars, garages, roofed patios, breezeways, covered walkways, and attics with floor-to-ceiling of 6'6" or more.

ELECTRICAL INSPECTION FEE SCHEDULE

RESIDENTIAL FEES

FLAT RATE SCHEDULE

One Application for each new or existing building

Single Family Dwelling - not over 200 Amp. Service	\$125.00
Single Family Dwelling - over 200 to 300 Amp. Service	\$160.00
Single Family Dwelling - exceeding 300 Amp. Service	Apply non-residential fees
Two Family Dwelling - not over 200 Amp. Service	\$160.00
Over Two Family Dwelling - First two units	\$160.00
Each additional unit	\$ 70.00
Townhouses - Each	\$ 95.00

Dwellings with a Spa, Hot Tub, Sauna, etc., apply Flat Rate Schedule plus \$30.00 for each item.

Dwellings with Signaling Systems

For the system and first 15 devices	\$ 60.00
Each additional 10 devices or a fraction thereof	\$ 6.00

FEE SCHEDULE
(Other than Residential)

All switches, lighting and receptacles to be counted as outlets.

ROUGH WIRING INSPECTION

1 to 25 outlets.....	\$ 30.00
For each additional 10 outlets or fraction thereof.....	\$ 7.00

FINISH INSPECTION

1 to 25 outlets.....	\$ 30.00
For each additional 10 outlets or fraction thereof.....	\$ 7.00

EQUIPMENT, APPLIANCES AND MOTORS UNDER 1/4 HP

Outlet for single unit of 15 K.W. or less.....	\$ 24.00
Each additional outlet of 15 K.W. or less.....	\$ 9.00

**MOTORS, GENERATORS, TRANSFORMERS, CENTRAL HEATING,
DUCT HEATERS, AIR CONDITIONERS, ELECTRIC FURNACES AND WELDERS**

1/4 HP, KW or KVA to 3 HP, KW or KVA, each.....	\$ 17.00
4 HP, KW or KVA to 7 HP, KW or KVA, each.....	\$ 25.00
7-1/2 HP, KW or KVA to 29 HP, KW or KVA, each.....	\$ 30.00
30 HP, KW or KVA to 49 HP, KW or KVA, each.....	\$ 45.00
50 HP, KW or KVA to 74 HP, KW or KVA, each.....	\$ 60.00
75 HP, KW or KVA to 199 HP, KW or KVA, each.....	\$120.00
200 HP, KW or KVA to 500 HP, KW or KVA, each.....	\$225.00
Over 500 HP, KW or KVA, each.....	\$300.00

FEEDERS OR SUB-PANELS

Not over 225 Amp.....	\$ 35.00
Over 225 Amp. to 400 Amp.....	\$ 47.00
Over 400 Amp. to 600 Amp.....	\$ 57.00
Over 600 Amp. to 1600 Amp.....	\$120.00
Over 1600 Amp.....	\$170.00

OVER 600 VOLTS ADD \$110.00 PER CATEGORY

SERVICE - METER EQUIPMENT UP TO 600 VOLTS

Not over 200 Amp.....	\$ 80.00
Over 200 Amp. to 400 Amp.....	\$100.00
Over 400 Amp. to 600 Amp.....	\$140.00
Over 600 Amp. to 1600 Amp.....	\$250.00
Over 1600 Amp.....	\$350.00

GROUND FAULT PROTECTED SERVICES - ADD \$83.00

OVER 600 VOLTS - ADD \$110.00 PER CATEGORY

SERVICES EXCEEDING 1 METER - \$11.00 FOR EACH ADDITIONAL METER

PRIMARY TRANSFORMERS, VAULTS, ENCLOSURES, SUB-STATIONS

Not over 225 KVA.....	\$200.00
Over 225 KVA to 500 KVA.....	\$250.00
Over 500 KVA to 1000 KVA.....	\$300.00
Over 1000 KVA - \$385.00 MINIMUM PLUS CONSULTATION FEE	

NOTE: ABOVE APPLIES TO EACH BANK OF TRANSFORMERS

SIGNALING SYSTEMS

(Burglar Alarms, Fire Alarms, Fire Protection Alarms, Smoke Detectors, Telephones or CATV outlets are each separate systems)

For system and first (15) devices.....	\$ 60.00
Each additional (10) devices or fraction thereof.....	\$ 6.00
Over 200 DevicesAPPLY FOR SPECIAL FEE	

MODULAR AND MOBILE HOMES

Modular Homes - Service and Outlets.....	\$ 80.00
Mobile Homes - Service including 1 feeder or 1 receptacle.....	\$ 80.00
Feeder or power cord only(Single visit only).	\$ 65.00

SIGNS (INCANDESCENT, FLUORESCENT AND NEON)

First sign (per occupancy).....	\$ 70.00
Each additional sign (per occupancy).....	\$ 9.00

OUTLINE LIGHTING

First transformer.....	\$ 70.00
Each additional transformer.....	\$ 9.00

SWIMMING POOLS

Bonding (each trip)	\$ 70.00
Equipment by Fee Schedule	
Reinspection fee, each	\$ 70.00

CONDITIONS NOT PROVIDED FOR IN THIS SCHEDULE - APPLY FOR FEE

MINIMUM CHARGE - \$ 70.00

ENERGY CONSERVATION INSPECTION FEE SCHEDULE

RESIDENTIAL FEES

Up to two trips	\$110.00
Industrialized housing on basement.....	\$70.00

NON-RESIDENTIAL FEES

New construction (per s.f.).....\$ 0.04

MISCELLANEOUS FEES

Reinspection fee, each\$ 70.00

MINIMUM CHARGE - \$ 70.00

**ALTERNATIVE ENERGY SOURCES:
ELECTRICAL INSPECTION FEE SCHEDULE**

RESIDENTIAL FEES

Plan Reivew\$ 75.00

Inspection.....\$0.03/watt

COMMERCIAL FEES

Plan Review\$150.00

Inspection:

Up to 15KW\$0.05/watt

Over 15KW to 35KW\$750.00 + \$0.04/watt over 15KW

Over 35KW to 100KW\$1,550.00 + \$0.03/watt over 35KW

Over 100KW.....\$3,500.00 + \$0.02/watt over 100 KW

FIRE PROTECTION INSPECTION FEE SCHEDULE

NON-RESIDENTIAL FEES

Smoke Detector System (panel + 10 devices)\$ 60.00

Heat Detector System (panel + 10 devices).....\$ 60.00

Fire Alarm Pull Station.....\$ 60.00

 Each additional 20 devices.....\$ 10.00

Sprinkler System (up to 50 sprinkler heads).....\$110.00

 Each additional 50 sprinkler heads
 or fraction thereof\$ 75.00

Commercial Cooking Hoods (each).....\$ 75.00

Stand Pipe System.....\$ 90.00

Dry Chemical Extinguishing System.....\$ 90.00

RESIDENTIAL FEES

Sprinkler System (up to 20 sprinkler heads).....	\$100.00
Each additional 5 sprinkler heads or fraction thereof	\$ 25.00
On-site water supply (pump, tank, generator, etc.).....	\$100.00

CONDITIONS NOT PROVIDED FOR IN THIS SCHEDULE - APPLY FOR FEE

MINIMUM CHARGE - \$ 70.00

MECHANICAL INSPECTION FEE SCHEDULE

NON-RESIDENTIAL FEES

Air Distribution Systems (1 st \$10,000.00)	\$ 90.00
Air Distribution Systems (Each \$1,000.00 over \$10,000.00).....	\$ 9.00/\$1,000.00
Kitchen Exhaust Equipment	\$ 65.00/hood unit
Commercial Grease Removal Equipment.....	\$ 75.00
Boilers and Water Heaters	\$ 70.00
Gas Piping Systems.....	\$105.00
Fuel Oil Piping.....	\$ 80.00
Chimney's and Vents	\$ 80.00
Incinerators and Crematories	\$140.00
Solar Heating and Cooling.....	\$ 75.00

RESIDENTIAL FEES

Interior Only	
Up to 3500 s.f.....	\$ 95.00
Over 3500 s.f.	apply commercial rate

Flammable and Combustible Liquid Storage, Dust
Collectors - Apply for Fee.

MINIMUM CHARGE - \$ 70.00

PLUMBING INSPECTION FEE SCHEDULE

RESIDENTIAL FEES

Industrialized Housing – (Mobil Home, Modular and Manufactures).....	\$ 80.00
All other per dwelling or unit -	

Not over 2 full (or partial) baths, each*	\$100.00
*3 rd , 4 th & 5 th Full (or Partial) baths, each	\$ 30.00
More than 5 full (or partial) baths per unit –	Apply commercial rate

NON-RESIDENTIAL FEES

Piping under slab (waste and supply),	
No over 5 fixtures	\$ 55.00
Each additional fixture	\$6.00
Piping rough-in (waste and supply)	
Not over 5 fixtures	\$55.00
Each additional fixture	\$6.00
Piping Final Inspection	
Not over 5 fixtures	\$ 55.00
Each additional fixture	\$6.00

MISCELLANEOUS FEES

Sewer lateral (from house to curb).....	\$ 75.00
Water lateral (from house to curb).....	\$75.00
Sewer and Water lateral at same time.....	\$120.00
Master backflow prevention device	\$70.00
Reinspection fee, each	\$70.00

CONDITIONS NOT PROVIDED FOR IN THIS SCHEDULE - APPLY FOR FEE

MINIMUM CHARGE - \$ 70.00

Fixture Definitions for the Above Fee Schedule:

The work “Fixture” shall mean each water closet, urinal, wash basin, bathtub, house trap, floor drain or downspout area drain, laundry tray, hot water heater or opening provided for any of the aforementioned or any plumbing or drainage appliance trap-connected, either directly or indirectly, to the plumbing of drainage system, whether water-supplied or not, installed in the building or on the lot within the property line.

PERMIT ISSUANCE FEE SCHEDULE

Detached Single Family Dwelling	\$250.00
Manufactured/Industrialized Housing	\$250.00
Additions (all sized)	\$150.00
Alterations	\$125.00

Decks.....	\$75.00
Pools (in-ground and above ground).....	\$50.00
Single-discipline only	\$50.00

NON-RESIDENTIAL PERMITS
All Use Groups Except I

New Construction	\$400.00
Additions.....	\$300.00
Alterations.....	\$200.00

Use Group I

New Construction	\$700.00
Additions.....	\$500.00
Alterations.....	\$300.00
Single-discipline only	\$50.00

CONDITIONS NOT PROVIDED FOR IN THS SCHEDULE, APPLY FOR FEE.

ADOPTED this 4th day of January 2016.

Mount Joy Township
Adams County, Pennsylvania
Mount Joy Township Board of Supervisors

Attest:

Sheri L. Moyer, Secretary

John E. Gormont, Chairman

SEAL

I, Sheri L. Moyer, Secretary for Mount Joy Township, do hereby attest that the foregoing Resolution No. 1 of 2016 as voted upon and approved by Unanimous vote of the Board of Supervisors on the 4th day of January 2016.