

Resolution No. 2020-12

LANSFORD BOROUGH
Carbon County, Pennsylvania

FEE SCHEDULE

WHEREAS, the council of Lansford Borough, Carbon County, Pennsylvania, wishes to adopt a schedule of fees pursuant to the requirements of the Uniform Construction Code;

WHEREAS, council finds the fees set forth in this Resolution necessary and reasonable for the administration and enforcement of the Uniform Construction Code; and

NOW THEREFORE, be it resolved by council of Lansford Borough, that the following fee schedule is hereby established:

I. Uniform Construction Code (UCC) Permits and Inspections

A. UCC FEE CALCULATION SHALL INCLUDE ALL REQUIREMENTS FOR FOUNDATION, FRAMING, MASONRY, ACCESSIBILITY, ELECTRICAL, PLUMBING, MECHANICAL, ENERGY, WALLBOARD, AND FINAL

1. UCC Permit Plan Review and Inspection Fees:

UCC Permit Applications shall include the appropriate plan review fee or, if indicated as such, the flat fee. If the application is approved, all estimated inspection fees will be due at the time of permit issuance.

The square footage calculations shall be based on the out-to-out dimensions of the building or structure and shall include all areas, whether finished or unfinished, that have a minimum headroom of 7'-6" or are finished as habitable space including but not limited to basements, bays, hallways, stairways, utility rooms, storage rooms, lobbies, attached garages, detached garages, foyers, closets, and attics.

2. Multiple Permits Policy:

When a single project consists of multiple buildings or structures, accessory buildings or structures, and/or signs, separate applications and permits shall be required for each building, structure, or sign.

B. SYSTEMS PERMITS [INCLUDES ACCESSIBILITY, PLUMBING, ELECTRICAL, MECHANICAL, AND ENERGY]

1. Systems permits will be required for each separate component and fees shall be based upon Parts 'C' and 'D' of this resolution.
2. Individual Systems Permits shall be required when, in the sole opinion of the UCC Code Official, such permits are necessary; furthermore, each system shall be required to have its own permit.

C. RESIDENTIAL (NON-COMMERCIAL and R3 & R4 Occupancies) UCC PERMIT FEES:

- | | |
|--|---|
| 1. New Construction (Building):
(Includes Additions) | Plan Review: \$135.00
Inspections: \$0.38 per sq. ft.
(includes up to 5 inspections)
Additional inspections billed @ \$90 each
(Minimum Fee: \$375.00 plus plan review fee) |
| 2. Alterations, Renovations, or
Modifications of Existing Building: | Plan Review: \$90.00
Inspections: \$0.35 per sq. ft.
(includes 3 inspections)
Additional inspections billed @ \$90 each
(Minimum Fee: \$135.00 plus plan review fee) |
| 3. a. Plumbing:
b. Electrical:
c. Electrical (service only):
d. Mechanical: | \$95 plus \$15 per fixture
\$250 (includes 3 inspections)
\$95 (includes 1 inspection)
\$160 first unit plus \$90 each unit add |
| 4. Mobile/Modular Homes: | \$450 Flat Fee (includes 3 inspections)
Additional inspections billed @ \$90 each |
| 5. Swimming Pools
(includes required fence) | |
| a. Above-ground pools and spas 24" or deeper: | \$160 Flat Fee |
| b. In-ground Pools: | \$250 Flat Fee
(requires separate electrical permit) |
| c. In-ground Pool Electrical: | \$95.00 |

- 6. Deck: \$175 Flat Fee, under 500 sf. 2 inspections.
Additional inspections billed @ \$90 each
- 7. Building or Structure Demolition: \$250.00 Flat Fee with \$500.00 escrow (escrow refunded upon inspection that all ordinances of the Borough have been complied with)
- 8. PA State Education Fee as established by PA DCED (currently \$4.50): \$4.50 Flat Fee

D. COMMERCIAL/INDUSTRIAL/INSTITUTIONAL (NON-RESIDENTIAL) UCC AND MULTI-FAMILY (TOWN HOUSES) PERMIT FEES:

All construction costs to be calculated by applicant. If dispute, UCC permit officer will use square foot values from the ICC "Valuation Chart."

(X = 2.5 for projects under \$1 million, 2.0 for projects between \$1 and \$5 million, 1.5 for projects between \$5 and \$10 million and 1.0 for projects over \$10 million.)

- 1. New Building or Addition: Plan Review: Per Section "K"
Inspections: X% of construction cost (Minimum Fee: \$1000)
- 2. Alterations, Renovations, or Modifications of Existing Building or Structure: Plan Review: Per Section "K"
Inspections: X% of construction cost (Minimum Fee: \$750)
- 3. Accessory Building: Plan Review: Per Section "K"
Inspections: 2% of construction cost (Minimum Fee: \$500)
- 4. Special structures: Plan Review: Per Section "K"
Inspections: \$100 each
Plus any engineering fees required to review special structure.
- 5. Establish Principal Use: \$250 Flat Fee
- 6. Demolition: \$150 plus 2% demolition cost (Minimum Fee: \$500) with \$1000 escrow (escrow refunded upon inspection that all ordinances of the Borough have been complied with)

- 7. Systems Permit: 2% construction cost
(Minimum Fee: \$250)
- 8. Signs
 - a. Building or Window Mounted: \$100 Flat Fee
 - b. Free Standing:
 - i. <100 sq. ft. \$150 Flat Fee
 - ii. ≥100 sq. ft. \$300 Flat Fee
- 9. PA State Education Fee as established
by PA DCED (currently \$4.50): \$4.50 Flat Fee

F. TEMPORARY CERTIFICATE OF USE AND OCCUPANCY FEE:

- 1. Upon the request of the holder of a valid UCC Permit, the Building Code Official may issue a Temporary Certificate of Use and Occupancy for a building, structure, sign, and/or use of land or portion thereof before the entire work covered by the permit shall have been completed. Such portion or portions may be used and/or occupied prior to full completion of the work provided life and/or public health, safety, morals, and general welfare of the Borough and its citizens are not endangered by any such use or occupancy.
- 2. The Building Code Official may also issue a Temporary Certificate of Use and Occupancy for such temporary uses such as tents, trailers, and buildings on construction sites, use of land for religious and other public and semi-public purposes or other temporary use and/or occupancy situation, based solely upon the discretionary authority of the Building Code Official. Any such temporary certificates shall only be valid for a period of time to be determined by the UCC Codes Official; however, in no case shall any such temporary certificate be issued for more than a six (6) month period.
- 3. Temporary Certificate of Use and Occupancy: \$75 Flat Fee

G. INSPECTION FEES: (unless indicated elsewhere plus mileage)

- 1. Building: \$100 plus \$45 for each ½ hour or portion thereof over 1 hour
- 2. Plumbing: \$100 plus \$45 for each ½ hour or portion thereof over 1 hour
- 3. Electrical: \$100 plus \$45 for each ½ hour or portion thereof over 1 hour
- 4. All Other: \$100 plus \$45 for each ½ hour or portion thereof over 1 hour

I. POSTING OF PERMIT:

The UCC Permit Placard shall be visibly posted on the site of operations during the entire time of construction.

J. EXPIRATION OF PERMIT:

Building/Structure Permits

The Permit shall expire one (1) year from the date of issuance provided that it may be extended at the discretion of the UCC Codes Official for six (6) month periods not to exceed a total of one (1) year. The UCCs Codes Official may at his/her discretion review and approve revisions to plans, or allow for accelerated acceptance of plans, under special circumstances.

- 1. Permit Extension Fee: \$75

- 2. Revision of approved plans and accelerated approvals of Planning Approval:
(Fee in addition to standard fees) \$300

K. Plan Review Fee Schedule (Non-Residential Construction)

The Plan Review fee is based on the estimate construction value in accordance with the Square Foot Construction Costs Table (gross area x Square Foot Construction Costs) published by the International Code Council (ICC). The values below are used with the current Building Valuation Data which is updated every six months or February and August of each year.

For buildings with an estimated construction value up to \$3,000,000, the Plan review fee is 0.0010 of the estimated value (\$500.00 minimum). For buildings with an estimated value over \$3,000,000 up to \$6,000,000, the fee is \$2,400.00 plus 0.0005 of the estimated value over \$3,000,000. For buildings over \$6,000,000, the fee is \$3,900.00 plus 0.00035 of the valuation over \$6,000,000.

If the permit process is terminated by the applicant, applicant forfeits all review fees remitted.

Structural Reviews in areas of high Seismic or wind risk will have an additional surcharge.

The Plan Review fee for Accessibility, Energy, Mechanical, Plumbing and Electrical Reviews are computed at 20% of the UCC Plan Review fee for each discipline (\$250.00 minimum).

The Sprinkler review is based on the number of Sprinkler heads: 1-100, \$275; 101-200, \$325; 201-300, \$350; 301-400, \$375; 401-500, \$425; over 500, \$500 plus \$0.33 per sprinkler over 500. For hydraulically designed system, multiply the fee by 2.

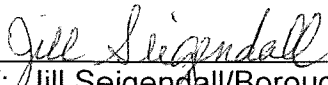
L. As To All Types of Permits

1. FEES FOR PERMITS OBTAINED AFTER COMMENCEMENT OF ANY ACTIVITY FOR WHICH A PERMIT IS REQUIRED SHALL BE THREE (3) TIMES THE AMOUNT OF THE ORIGINAL FEE.
2. A 15% Municipal Administration Fee, based on the total UCC Permit Fee, shall be submitted in addition to the UCC fees calculated based on the above schedule of fees.
3. FEES ARE NON-REFUNDABLE.
4. MAKE CHECK OR MONEY ORDER PAYABLE TO **LANSFORD BOROUGH**

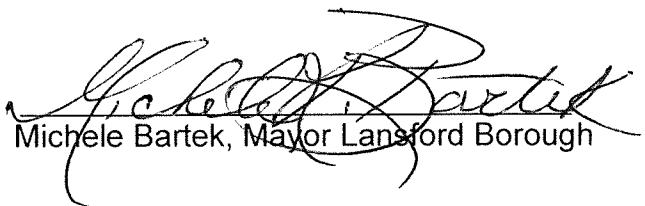
DULY PRESENTED AND ADOPTED, by the Borough Council of Lansford at a public meeting held on the 12th day of August 2020.

BY: 
Bruce Markovich, Council President

SEAL


ATTEST: Jill Seigendall/Borough Secretary

EXAMINED and approved this 12th day of August 2020


Michele Bartek, Mayor Lansford Borough