

KEYSTONE

Municipal Services, Inc.

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June 2, 2025

Tullytown Borough Council
500 Main Street
Tullytown, PA 19007

Re: Fee Schedule Evaluation

Council Members:

Attached please find the Fee Schedule Evaluation for Tullytown Borough and a Proposed Draft Fee Schedule for the Borough's consideration.

This report and the associated data, Exhibits and the Proposed Draft Fee Schedule have been specifically developed for Tullytown Borough. The numbers utilized within the evaluations and comparisons are specific to the Borough and the other communities identified.

The initial task of the fee schedule evaluation was to determine a Program Cost for the Borough (Exhibit "A"). The Program Cost is defined as the in-house cost associated with operating and maintaining an opt-in program that meets the requirements of the Uniform Construction Code for the Commonwealth of Pennsylvania. It should be noted that, each community has a different Program Cost due to a number of factors including; number of permits issued; the number of township employees assigned to the Building/Code Department; their associated salaries and benefits; time allocated to the Building/Code Department; required office supplies, required infrastructure; computer hardware and software; communications costs; required code books, etc.

At present, the Program Cost for Tullytown Borough is approximated at \$94,667 per year. In order to equate this cost to an hourly figure, and evaluate the department in terms associated with a specific application, this cost was divided by 1000, the anticipated number of hours within a calendar year services will be provided to the Code Enforcement Department, to determine the hourly cost to the community excluding the outsourced Building Plan Review and Inspection Costs. This number is estimated at \$95.00 per hour. This is the number that was utilized in evaluating each specific baseline scenario.

In order to determine the cost to the community associated with different applications a number of different baseline scenarios were developed including the following:

1. Single Family Detached Dwelling (Exhibit "B")

3000 sf Single family detached dwelling w/ 1500 sf full basement, Total 4500 sf;
75 Electrical outlets/fixtures (construction cost +/- \$10,000);
12 Plumbing fixtures (construction cost +/- \$10,000) w/ Public water and sewer service;
Standard HVAC System (construction cost +/- \$10,000);
Standard prefabricated fireplace insert; Uncovered Deck 10'x10';
Standard asphalt shingles and vinyl siding;
Total General Construction Value +/- \$200,000

2. Addition to a Single Family Detached Dwelling (Exhibit "C")

500 sf Addition;

15 Electrical outlets/fixtures (construction cost +/- \$5,000);

3 Plumbing fixtures (construction cost +/- \$5,000);

Standard asphalt shingles and vinyl siding;

Total General Construction Value +/- \$75,000

3. Residential Deck (Exhibit "D")

200 sf Uncovered Deck (10'x20')

4. Industrial/Commercial Flex Space (Exhibit "E")

10,000 sf Commercial/Industrial Facility; Single Tenant

200 Electrical outlets/fixtures (construction cost +/- \$50,000);

50 Plumbing fixtures (construction cost +/- \$50,000) w/ Public water and sewer service;

Standard HVAC System (construction cost +/- \$50,000);

Fire suppression system, (assume 200 sprinkler heads/construction cost +/- \$70,000)

Total General Construction Value +/- \$2,000,000

5. Small Office/Tenant Fit-Out (Exhibit "F")

2,500 sf Tenant Fit-Out; Single Tenant

15 Electrical outlets/fixtures (construction cost +/- \$5,000);

No New Plumbing fixtures but ADA Upgrade

Existing HVAC System Remaining

Existing Fire Suppression System Remaining, Relocate 10 Heads

Total General Construction Value +/- \$20,000

Not included within the cost evaluations for these baseline scenarios are applicable costs relating to Contractors Registration (if applicable), Well and On-Site Systems (if applicable), Grading, Driveways, Stormwater Management, Subdivision/Land Development, Water and Sewer tap-in fees and service connection fees (if applicable), etc.

Each baseline scenario was evaluated for the estimated outsourced Plan Review and Building Inspection time and then the Program Cost was added to the estimated time. This is the estimated cost to the community for processing, reviewing, inspecting and ultimately providing a final approval of the application. The estimated costs to Tullytown Borough for the baseline scenarios are as follows:

1.	Single Family Detached Dwelling	\$4,075
2.	Addition to a Single Family Detached Dwelling	\$1,615
3.	Residential Deck	\$540
4.	Industrial/Commercial Flex Space	\$41,820
5.	Small Office/Tenant Fit-Out	\$1,500

The permit cost was calculated for each baseline scenario utilizing the Proposed Draft Fee Schedule (Exhibit "G"). This determined if the Proposed Draft Fee Schedule generated enough income to offset the cost to the community for each type of application. The permit costs collected utilizing the Proposed Draft Fee Schedule for the baseline scenarios are as follows:

1.	Single Family Detached Dwelling	\$4,300
2.	Addition to a Single Family Detached Dwelling	\$1,405
3.	Residential Deck	\$305
4.	Industrial/Commercial Flex Space	\$48,160
5.	Small Office/Tenant Fit-Out	\$1,980

As demonstrated, the Draft Fee Schedule provides enough income to cover the costs associated with all baseline scenarios except the small residential deck and residential addition application. Collecting enough fees to cover all costs for smaller projects is extremely difficult due to their limited scope and having to share in the associated Program Costs. It should be noted that, the Permit Fees collected for the deck application cover all outsourced costs and provides \$50 towards the Program Costs while the residential addition application also covers all outsourced costs and provides \$550 towards the Program Costs.

In addition, utilizing each baseline scenario, the fees generated by the Existing Fee Schedule and the Proposed Draft Fee Schedule were compared against several communities in the geographic area. This established an average fee for each baseline scenario within the geographic area and determined if the fees generated by the Existing Fee Schedule or the Proposed Draft Fee Schedule are in line with communities in the area.

It should be noted that, The Proposed Draft Fee Schedule (Exhibit "H") is prepared in a Resolution format but may be modified as the Borough Council deems appropriate.

In preparing this evaluation I attempted to cover as much information within the Proposed Draft Fee Schedule as possible, however I'm sure I may have missed some existing fees being charged by the Borough and may have included some Fees for items not pertinent to the community. If, after the staff reviews this information, the Borough needs any additional fees identified or modified we can make those changes.

Thank you for the opportunity to provided services to Tullytown Borough and if, after reviewing this information, you have any questions or require any additional information please contact our office at (610) 544-6410 or me directly at 267-718-3465.

Richard T. O'Brien, CBI, BCO
President
Keystone Municipal Services, Inc.

cc: File

EXHIBIT “A”

Tullytown Borough			
		Time	Cost
		Allocation	Per Year
Item			
1 <u>Borough Employees</u>			
Receptionist: Salary & Benefits per year.	\$40,000.00	40.00%	\$16,000
Secretary: Salary & Benefits per year.	\$35,000.00	25.00%	\$8,750
Finance Director: Salary & Benefits per year.	\$50,000.00	20.00%	\$10,000
Borough Manager: Salary and Benefits per year.	\$150,000.00	10.00%	\$15,000
2 <u>Part Time Zoning Officer</u>			
Time allocated for issues relating to the Code Department +/- 6.40 hours per week at \$68 per hour.			\$22,630
3 <u>Part Time Fire Marshal</u>			
Time allocated for issues relating to the Code Department +/- 2.80 hours per week at \$68 per hour.			\$9,901
4 <u>Ordinance, Forms and Applications</u>			
Equipment, time and materials for generating and providing Ordinances, Forms, Applications and copies of these items to the applicants and the general public.			\$500
5 <u>Office Supplies and Infrastructure</u>			
General office supplies and Infrastructure costs including office space, desks, chairs and other general office equipment including the use of the copier.			\$500
6 <u>Copies of ICC and NFPA and other Code Books</u>			
Literature required per code cycle in accordance with the UCC for the Commonwealth of Pennsylvania. Total cost \$1500 every three years; depreciate at \$500 per year.			\$500
7 <u>Mileage</u>			
Miscellaneous borough/private vehicle for delivery of packets and other related items.			\$500
8 <u>Computer Hardware and Software</u>			
PC & Software; 1 workstation including printer at \$1,500. Anticipated replacement cycle every three years; depreciate at \$500 per year.			\$500
9 <u>General Field Equipment</u>			
			\$200
10 <u>Communication Costs</u>			
Borough office phone at \$40 per month and borough cell phone at \$50 per month.			\$1,080
11 <u>Subtotal</u>		Subtotal	\$86,061
12 <u>Contingencies at 10%</u>			\$8,606
13 <u>Total Program Costs for Building and Zoning Department</u>			
Total Program Costs for Building and Zoning Department, excluding the costs for for outsourced Building Inspection and Plan Review services.		Total	\$94,667
14 <u>Per Hour Cost</u>			
Program costs on a per hour basis; assuming Building Inspector is providing approximately 1,000 hours per year.		say	\$95

EXHIBIT “B”

Proposed Single Family Dwelling Unit					
Anticipated Review and Inspection Costs					
3000 sf Single family dwelling w/ 1500 sf full basement; Total 4500 sf					
75 Electrical outlets/fixtures (const. cost +/- \$10,000)					
Standard HVAC System (const. cost +/- \$10,000); Standard prefabricated fireplace insert					
12 Plumbing fixtures (const. cost +/- \$10,000) w/ Public water and sewer service;					
Standard asphalt shingles and vinyl siding;					
Total Construction Value +/- \$200,000					
Action	Billing Rate	Time allocated	Cost		
<u>Permit Issuance</u>					
Plan Review (each Model)	\$80	4.00	\$320		
Working w/ Applicant	\$80	2.00	\$160		
Gathering additional information	\$80	2.00	\$160		
Preparing Permit	\$80	0.50	\$40		
<u>Inspections</u>					
Footings	\$0	1.00	\$0		
Foundation Walls/Forms	\$0	1.00	\$0		
Backfill/Waterproofing	\$0	1.00	\$0		
Water and Sewer Lateral	\$0	1.00	\$0		
Basement/Concrete slabs	\$0	1.00	\$0		
Rough Frame/Plumbing/Mech	\$0	2.00	\$0		
Rough Electric/Final Electric	\$200		\$200		
Insulation	\$0	1.00	\$0		
Drywall	\$0	1.00	\$0		
Final Inspection	\$0	1.50	\$0		
Estimated Reinspections	\$0	2.00	\$0		
New SFDD Fee	\$1,200		\$880		
SUBTOTAL					\$2,080
<u>Program Costs</u>					
Includes costs associated with the Code Department including the Zoning Officer and Fire Marshal		21.00 hours @ \$95/hr			\$1,995
TOTAL COST TO COMMUNITY					\$4,075

[illegible]

EXHIBIT “C”

Proposed 500 sf Residential addition					
Anticipated Review and Inspection Costs					
15 Electrical outlets/fixtures (const. cost +/- \$2,000);					
3 Plumbing fixtures (const. cost +/- \$5,000);					
Standard asphalt shingles and vinyl siding;					
Total Construction Value +/- \$50,000					
Action	Billing Rate	Time allocated	Cost		
Permit Issuance					
Plan Review	\$85	1.00	\$85		
Working w/ Applicant	\$85	0.50	\$43		
Gathering additional information	\$85	0.00	\$0		
Preparing Permit	\$85	0.50	\$43		
Inspections					
Footings	\$85	1.00	\$85		
Foundation Walls/Forms	\$85	0.50	\$43		
Backfill/Waterproofing	\$85	0.50	\$43		
Water and Sewer Lateral	\$85	0.00	\$0		
Basement/Concrete slabs	\$85	0.50	\$43		
Rough Frame/Plumbing/Mech	\$85	1.00	\$85		
Rough Electric/Final Electric	\$175		\$175		
Insulation	\$85	0.50	\$43		
Drywall	\$85	0.50	\$43		
Final Inspection	\$85	0.50	\$43		
Estimated Reinspections	\$85	1.00	\$85		
SUBTOTAL					\$855
Program Costs					
Includes costs associated with the Code Department including the Zoning Officer and Fire Marshal		8.00 hours @ \$95/hr			\$760
TOTAL COST TO COMMUNITY					\$1,615

Proposed 500 sf Residential Addition Fee Comparison						
Standard Model for Comparison includes the following: 500 sf Addition;						
15 Electrical outlets/fixtures (construction cost +/- \$5,000); 3 Plumbing fixtures (construction cost +/- \$15,000);						
Standard asphalt shingles and vinyl siding.						
Total Construction Value +/- \$75,000						
(Not included in model are applicable costs for Inspections, Contractors Registration, Grading, Driveways, etc.)						
Municipality	Building	Electrical	Plumbing	Zoning	UCC Fee	Total
Bristol Borough	\$2,075	\$100	\$75	na	\$4.50	\$2,255
Langhorne Manor Borough	\$2,050	\$150	\$285	na	\$4.50	\$2,490
Langhorne Borough	\$900	\$50	\$100	\$150	\$4.50	\$1,205
Newtown Borough	\$450	\$315	\$100	\$50	\$4.50	\$920
Yardley Borough	\$552	\$150	\$66	\$115	\$4.50	\$888
Morrisville Borough	\$435	\$150	\$150	\$100	\$4.50	\$840
Falls Township	\$1,308	\$55	\$75	\$50	\$4.50	\$1,493
Bristol Township	\$830	\$35	\$75	\$25	\$4.50	\$970
Penndel Borough	\$550	\$230	\$180	\$100	\$4.50	\$1,065
Average Cost						\$1,347
Tullytown Borough (Existing)	\$1,125	\$70	\$150	\$25	\$4.50	\$1,375
Tullytown Borough (Proposed)	\$1,000	\$200	\$150	\$50	\$5.00	\$1,405
"na" indicates that the Fee Schedule did not have a breakdown for that specific item.						

EXHIBIT “D”

Proposed 200 sf Residential Deck					
Anticipated Review and Inspection Costs					
20'x10' Uncovered Deck at Residential SFDD					
Total Construction Value +/- \$15,000					
<u>Action</u>	<u>Billing Rate</u>	<u>Time allocated</u>	<u>Cost</u>		
<u>Permit Issuance</u>					
Plan Review	\$85	0.50	\$43		
Working w/ Applicant	\$85	0.25	\$21		
Gathering additional information	\$85	0.00	\$0		
Preparing Permit	\$85	0.25	\$21		
<u>Inspections</u>					
Footings	\$85	0.50	\$43		
Foundation Walls/Forms	\$85	0.00	\$0		
Backfill/Waterproofing	\$85	0.00	\$0		
Water and Sewer Lateral	\$85	0.00	\$0		
Basement/Concrete slabs	\$85	0.00	\$0		
Rough Frame/Plumbing/Mech	\$85	0.50	\$43		
Rough Electric/Final Electric	\$85	0.00	\$0		
Insulation	\$85	0.00	\$0		
Drywall	\$85	0.00	\$0		
Final Inspection	\$85	0.50	\$43		
Estimated Reinspections	\$85	0.50	\$43		
SUBTOTAL					\$255
<u>Program Costs</u>					
Includes costs associated with the Code					
Department including the Zoning Officer and Fire					
Marshal					
		3.00	hours @ \$95/hr		\$285
TOTAL COST TO COMMUNITY					\$540

[illegible]

EXHIBIT “E”

Proposed 10,000 sf Commercial/Industrial Facility					
Anticipated Review and Inspection Costs					
200 Electrical outlets/fixtures (construction cost +/- \$50,000);					
50 Plumbing fixtures (construction cost +/- \$50,000) w/ Public water and sewer service;					
Standard HVAC System (construction cost +/- \$50,000);					
Fire suppression system, (assume 200 sprinkler heads/construction cost +/- \$70,000)					
Total Construction Value +/- \$2,000,000					
Action	Billing Rate	Time allocated	Cost		
Permit Issuance					
Plan Review	\$80	12.00	\$960		
Working w/ Applicant	\$80	4.00	\$320		
Gathering additional information	\$80	4.00	\$320		
Preparing Permit	\$80	1.00	\$80		
Inspections					
Footings	\$0	8.00	\$0		
Foundation Walls/Forms	\$0	4.00	\$0		
Backfill/Waterproofing	\$0	2.00	\$0		
Water and Sewer Lateral	\$0	1.00	\$0		
Basement/Concrete slabs	\$0	4.00	\$0		
Rough Frame/Plumbing/Mech	\$0	4.00	\$0		
Rough Electric/Final Electric	1% of \$50,000		\$500		
Insulation	\$0	4.00	\$0		
Drywall	\$0	4.00	\$0		
Final Inspection	\$0	4.00	\$0		
Estimated Reinspections	\$0	4.00	\$0		
Permit Fee Collected per Fee Schedule	\$48,160				
75% of Permit Fee Collected	\$36,120				\$36,120
Program Costs					
Includes costs associated with the Code Department including the Zoning Officer and Fire Marshal		60.00 hours @ \$95/hr			\$5,700
TOTAL COST TO COMMUNITY					\$41,820

Proposed 10,000 sf Commercial/Industrial Facility Fee Comparison

Standard Model for Comparison includes the following: 10,000 sf Commercial/Industrial Facility; Single Tenant							
200 Electrical outlets/fixtures (const. cost +/- \$50,000); 50 Plumbing fixtures (const. cost +/- \$50,000) w/ Public water and sewer service;							
Standard HVAC System (6 units/const. cost +/- \$50,000); Fire suppression system, (assume 200 sprinkler heads/const. cost +/- \$70,000)							
Total Construction Value +/- \$2,000,000							
(Not included in model are applicable costs for Contractors Registration, Well and On-Site Systems, Grading, Driveways,							
Subdivision/Land Development, Water and Sewer tap-in fees, Meter Fees and service connection fees, Park and Rec or Fire Contributions, etc.)							

Municipality	Building	Electrical	Plumbing	HVAC (Heater & AC unit)	Zoning	Fire Suppression or Detection	Sewer/Water Lateral	Use and Occupancy	UCC Fee	Total
Bristol Borough	\$43,435	\$660	\$850	\$770	na	\$1,680	\$100	na	4.50	\$47,500
Langhorne Manor Borough	\$53,225	\$310	\$810	\$810	na	\$810	\$3,500	\$200	4.50	\$59,670
Langhorne Borough	\$20,150	\$75	\$825	na	\$350	na	\$250	\$150	4.50	\$21,805
Newtown Borough	\$13,750	\$500	\$1,150	\$2,100	na	\$800	na	\$75	4.50	\$18,380
Yardley Borough	\$4,728	\$550	\$860	\$1,356	\$120	\$299	\$122	na	4.50	\$8,040
Morrisville Borough	\$23,650	\$520	\$945	\$2,060	\$350	\$325	400	\$300	4.50	\$28,155
Falls Township	\$23,160	\$530	\$1,250	\$1,065	\$100	\$100	\$100	na	4.50	\$26,310
Bristol Township	\$45,050	\$420	\$770	\$1,080	\$50	\$300	\$350	na	4.50	\$48,025
Penndel Borough	\$6,700	\$340	\$580	\$810	\$250	\$575	\$230	\$200	4.50	\$9,690
Average Cost										\$29,730
Tullytown Borough (Existing)	\$43,000	\$450	\$1,050	\$1,050	\$60	-	-	\$120	\$4.50	\$45,735
Tullytown Borough (Proposed)	\$43,250	\$500	\$1,130	\$1,325	\$150	\$1,000	\$500	\$300	\$5.00	\$48,160
"na" indicates that the Fee Schedule did not have a breakdown for that specific item.										

EXHIBIT “F”

Proposed Tenant Fit-Out 2500 sf Retail/Office Space					
Anticipated Review and Inspection Costs					
15 Electrical outlets/fixtures (const. cost +/- \$2,000);					
No New Plumbing fixtures but upgrade for ADA compliance;					
Fire Suppression System Retrofit (assume 5 sprinkler heads relocated);					
Total Construction Value +/- \$10,000					
<u>Action</u>	<u>Billing Rate</u>	<u>Time allocated</u>	<u>Cost</u>		
Permit Issuance					
Plan Review	\$85	1.50	\$128		
Working w/ Applicant	\$85	0.50	\$43		
Gathering additional information	\$85	0.50	\$43		
Preparing Permit	\$85	0.50	\$43		
Inspections					
Footings	\$85	0.00	\$0		
Foundation Walls/Forms	\$85	0.00	\$0		
Backfill/Waterproofing	\$85	0.00	\$0		
Water and Sewer Lateral	\$85	0.00	\$0		
Basement/Concrete slabs	\$85	0.00	\$0		
Rough Frame/Plumbing/Mech	\$85	1.50	\$128		
Electrical Permit Fees	min \$150		\$150		
Insulation	\$85	0.50	\$43		
Drywall	\$85	0.50	\$43		
Final Inspection	\$85	1.00	\$85		
Estimated Reinspections	\$85	1.00	\$85		
SUBTOTAL					\$788
Program Costs					
Includes costs associated with the Code Department including the Zoning Officer and Fire Marshal				7.50 hours @ \$95/hr	\$713
TOTAL COST TO COMMUNITY					\$1,500

Proposed Tenant Fit-Out 2500 sf Retail/Office Space Fee Comparison								
Standard Model for Comparison includes the following: 2500 sf Retail/Office Space; 15 Electrical outlets/fixtures (construction cost +/- \$5,000); No New Plumbing fixtures but upgrade for accessibility; HVAC, Retrofit (assume defusser relocation), Fire suppression system, Retrofit (assume 10 sprinkler heads relocation) Total Construction Value +/- \$20,000 (Not included in model are applicable costs for Inspections, Contractors Registration, etc.)								
Municipality	Building	Electrical	Accessibility	Fire Suppression or Detection	Zoning	Use and Occupancy	UCC Fee	Total
Bristol Borough	\$1,075	\$50	\$75	\$100	na	na	4.50	\$1,305
Langhorne Manor Borough	\$800	\$75	\$150	\$75	na	\$100	4.50	\$1,205
Langhorne Borough	\$350	\$75	\$150			\$150	4.50	\$730
Newtown Borough	\$750	\$375	\$250	\$75	\$75	\$75	4.50	\$1,605
Yardley Borough	\$800	\$150	\$225	\$82	\$115	\$100	4.50	\$1,477
Morrisville Borough	\$1,350	\$150	\$150	\$75	\$125	\$100	4.50	\$1,955
Falls Township	\$330	\$98	\$25	\$50	\$100	\$100	4.50	\$708
Bristol Township	\$1,600	\$35		\$100	\$50		4.50	\$1,790
Penndel Borough	\$425	\$230	\$175	\$250	\$100	\$650	4.50	\$1,835
Average Cost								\$1,401
Tullytown Borough (Existing)	\$1,000	\$95	na	na	\$60	\$120	\$4.50	\$1,280
Tullytown Borough (Proposed)	\$1,125	\$150	\$250	\$200	\$150	\$100	\$5.00	\$1,980
"na" indicates that the Fee Schedule did not have a breakdown for that specific item.								

EXHIBIT “G”

Resolution No. _____

Tullytown Borough
Bucks County, Pennsylvania

A RESOLUTION OF THE BOROUGH COUNCIL OF TULLYTOWN BOROUGH
ESTABLISHING A SCHEDULE OF FEES
FOR BUILDING AND ZONING PERMIT APPLICATIONS

WHEREAS, the Borough Council of Tullytown Borough are authorized by the Borough Code and by the Pennsylvania Municipalities Planning Code to prescribe reasonable fees with respect to the administration of the Borough's Building Code, Zoning Ordinance; and

WHEREAS, the Borough Council of Tullytown Borough wish to revise Fees for permits, applications, and miscellaneous Fees, as well as to provide for the reimbursement to Tullytown Borough for expenses incurred in the administration of said Ordinances;

NOW THEREFORE, BE IT RESOLVED that the Borough Council of Tullytown Borough hereby establish the following Schedule of Fees payable to Tullytown Borough subject to the policies and guidelines established herein.

GENERAL RULES, REGULATIONS, AND PROCEDURES

1. Application forms are available at the Borough Office. Checks in payment of Borough fees and escrows shall be made payable to "Tullytown Borough". Separate checks are required for the application and escrow deposits. Invoices for reviews will be issued by the Borough Treasurer and are payable upon receipt.
2. If Escrow funds are required, same will be held until the project/application is finalized and will not be used to pay invoices.
3. Property Owner/Applicant seeking a waiver of Preliminary Plan Approval, also known as a Preliminary/Final Plan application, is required to pay two (2) times the Application Fee and two (2) times the Escrow amount at the time of application.
4. If there is a difference in the number of lots or units for any multi-unit/multi-lot development, the fees and escrow will be based on the greater number.
5. When a SALDO application proposes a public sewer connection, review by the Sewer Authority Engineer and a Sewer Authority Reimbursement Agreement will be required. The property Owner/Applicant will be billed directly by the Sewer Authority for these services.
6. ACT 247 REVIEW: After authorization by the Borough, the Property Owner/Applicant is required to submit plans and pay all review fees necessary directly to Bucks County Planning Commission.
7. RECORD PLAN: No final approved plan will be released by the Borough for recording until all accounts have been settled. Property Owner/Applicant is responsible to have the plan recorded at the Bucks County Recorder of Deeds Office and to pay any fees applicable.
8. In accordance with provisions of 53 Pa. C.S.A. §6131, if any Property Owner/Applicant fails to pay any Borough/Sewer Authority real estate tax bills, invoices, or fees within the appropriate time period, and/or satisfy any outstanding judgements, the Borough shall refuse to accept any additional applications for zoning, sign, land disturbance, building, plumbing, electrical and/or mechanical permit, subdivision land development applications, conditional use applications, or any other applications submitted to the Borough requiring the issuance of a permit or approval, including certificates of occupancy, until such time as all delinquent bills, invoices, fees, and/or judgments are paid in full or marked satisfied. The Borough shall not deny a permit to a Property Owner/Applicant if the permit is necessary to correct a code violation or to insure the health, safety, and welfare of the general public. Nor shall the Borough's permit denial apply to Property Owner/Applicant's delinquencies at issue if same are under appeal or otherwise contested through a court or administrative process per the MPC Section 503(3)(i).

Part 1 Subdivision and Land Development

The following costs are applicable to applications for Preliminary Subdivision and/or Land Development that have not been accepted as complete by the Borough prior to the adoption of this Fee Schedule.

A filing fee and escrow deposit are payable at the time of each application (sketch, preliminary and final). Separate checks shall be submitted by the applicant to cover the amounts identified. In general, the filing fee will reimburse the municipality for indirect, un-liquidated and overhead expense incurred during each review process for a particular application. The escrow deposit, established through the Professional Services Agreement, will be held, in an interest bearing account, and will only be utilized if the applicant does not pay the Invoices for the expenses of the Borough Council and/or the Planning Commission for advisory services. These services may include; paid administrative staff, engineering, legal, site design, traffic design, landscaping, street lighting and any other consultant necessary, at the opinion of the Borough Council and/or the Planning Commission, to properly examine the proposed Subdivision/Land Development Application. To any fees incurred by the Borough, the sum of fifteen percent (15%) shall be added as reimbursement to the Borough to cover administrative, overhead and other costs associated and incurred in processing the application and/or plan, and for the collection of such fees and their distribution.

Escrow amounts shall be established in accordance with this Resolution, all unused funds within the Escrow Account shall be returned to the applicant eighteen (18) months after completion of the project/development, or upon written cancellation of the project/development, upon approval by the Borough Council of the refund.

Fees shall be doubled for those Applications requiring or be permitted to have only a one step review and/or approval process. The Borough Council may, after consultation with the Township Engineer and Township Solicitor, reduce the Escrow amounts for Minor Non-Residential Land Development Applications.

In the event the applicant disputes the amount of any such expense in connection with the review of applications, reports and inspections of the improvements, the applicant shall within ten (10) days of the billing date, notify the Borough that such expenses are disputed as unreasonable or unnecessary, in which event the Borough shall not delay or disapprove a subdivision/land development application or any approval or permit related to the subdivision/land development due to the applicant's request over disputed fees.

In event that the Borough and the applicant cannot agree on the amount of the review fees which are reasonable and necessary, then the applicant and the Borough shall follow the procedure for dispute resolution set forth in 53 P.S. §10510(g), as amended; provided that the professionals resolving such dispute shall be of the same profession or discipline as the consultants whose fees are being disputed.

A. Sketch Plan Fees

	<u>Filing Fee</u>	<u>Escrow*</u>
Sketch Plan	\$0	\$1500

There is no Application/Filing Fee associated with a Sketch Plan Application for Subdivision/Land Development. However, the applicant shall establish a Professional Services Agreement with the Borough for all costs incurred for engineering and legal fees incidental to the review of the Sketch Plan Application.

B. Residential Subdivision/Land Development Fees

	<u>Preliminary Filing Fee</u>	<u>Escrow*</u>	<u>Final Filing Fee</u>	<u>Escrow*</u>	<u>Revised Final Filing Fee</u>	<u>Escrow*</u>
Minor Subdivision/ Land Development (2 Lots or Dwelling Unit/DU)	\$1,200	\$1,500	\$1200	\$1,500	\$1,000	\$1,500
Major Subdivision/ Land Development (>2 Lots or DU)	\$1,500 plus \$100 per lot or dwelling unit	\$3,500 plus \$250 per lot or dwelling unit	\$1,500 plus \$250 per lot or dwelling unit	\$3,500 plus \$250 per lot or dwelling unit	\$1,000	\$1,500

C. Non-Residential Subdivision/Land Development Fees

	<u>Preliminary</u>	<u>Escrow*</u>	<u>Final</u>	<u>Escrow*</u>
Subdivision/ Land Development	\$2,500 plus \$300 per lot, building, or addition	\$5,000	\$2,500	\$5,000

D. Lot Line Change \$375 Application Fee \$500 Escrow

E. Planning Moule (PA DEP) \$350 Application Fee \$500 Escrow

F. Request for a Waiver of Subdivision/Land Development Filing Fee \$200/Escrow \$500

G. Park and Recreation Contribution

At the time of the Preliminary Application for Subdivision/Land Development the Applicant shall pay a Park and Recreation Contribution to the Borough as follows:

Residential Dwelling Uses	\$2500 per Dwelling Unit
Non-Residential Uses	\$500 per 1,000 sf of Gross Floor Area

The Zoning Officer shall determine, at the time of the Preliminary Application, what classification a project is considered.

If a Final Plan for Subdivision/Land Development is submitted more than one (1) year after Conditional Approval of a Preliminary Plan, in addition to the applicable Final Plan Application Fees, an additional fee of one-half (1/2) of the fee for the Preliminary Plan shall be paid to the Borough.

*All Escrow Fees identified above are associated with a Professional Services Agreement that is required to be established between the applicant and the Borough for all costs incurred for engineering and legal fees incidental to the review of any application indicated above.

All Fees and Escrows shall be paid to "Tullytown Borough". Two checks are required: one for the Application Fee and one for the Escrow Fee.

H. Professional Services Agreement

At the time of the Preliminary and/or Final Application for Subdivision/Land Development the applicant shall execute a Professional Services Agreement with the Borough, a copy of which is attached hereto and adopted as a part of this Resolution.

The Agreement includes the establishment of an Escrow Account. The Escrow Account covers the expenses of the Borough Council and/or the Planning Commission for advisory services. These services may include; paid administrative staff, engineering, legal, site design, traffic design, landscaping, street lighting and any other consultant necessary, at the opinion of the Borough Council and/or the Planning Commission, to properly examine the proposed Subdivision/Land Development Application. Escrow amounts shall be established in accordance with this Resolution, all unused funds within the Escrow Account shall be returned to the applicant eighteen (18) months after completion of the project/development, or upon written cancellation of the project/development, upon approval by the Borough Council of the refund.

The Escrow Account funds shall be replenished to one hundred percent (100%) of the original amount within fifteen (15) days when the applicant is notified by the Borough that the funds are depleted to fifty percent (50%) of the original amount.

At the time of filing the Borough shall verify that the Application, Plans and The Professional Services Agreement are complete and all fees are paid and the escrow is established. All Subdivision/Land Development Applications are to be submitted to the Borough in person to the Borough Manager, no mail or courier deliveries of these applications will be accepted.

Part 2 Zoning

All Fees referenced within this section shall be doubled if the project is started without the applicable Permits and/or Approvals.

- A. Written Zoning Opinions - Upon Request \$200 each
- B. Zoning Permits for Construction within the R-3 and R-4 Use Groups
(In addition to any applicable Subdivision and/or Land Development costs)
- | | | |
|-------------------------------------|------|-------|
| New Dwelling Unit | Each | \$100 |
| Additions to existing dwelling unit | | \$50 |
| Accessory Buildings/Structures | | \$50 |
- (This item includes storage sheds, detached garages, uncovered decks and patios, retaining walls, barns, silos, swimming pools, hot tubs, etc.) Patios that utilize interlocking pavers and do not require the placement of a foundation and/or frost wall and sheds, pole barns and temporary buildings less than one thousand square feet (1,000 sf) shall require a Zoning Permit only. This item shall include alternative energy systems (solar, wind, etc.) when not placed on an existing structure.
- C. Fences within the R-3 and R-4 Use Groups \$100
- D. Zoning Permits for Construction within all other Use Groups
(In addition to any applicable Subdivision and/or Land Development costs)
- | | | |
|--------------------------------------|--|-------|
| New Construction | | \$150 |
| Additions/Fit-Outs to existing space | | \$150 |
| Accessory Buildings/Structures | | \$100 |
- (Includes storage sheds, detached garages, uncovered decks and patios, retaining walls, barns, silos, swimming pools, hot tubs, etc.)
- Multi-Family Uses \$150 plus \$20 per Dwelling Unit
- E. Fences within all other Use Groups \$200
- F. Temporary Construction Trailer \$150/year
- G. Flood Plain Determination Review \$150 plus Standard hourly fees of
Floodplain Administrator
- H. Storage Units placed on-site (PODS or similar) \$100
(Only where approved in accordance with the Zoning Ordinance and for a maximum of 30 days)
- I. Emergency Generator
- | | |
|----------------|-------|
| R3 and R4 Uses | \$50 |
| All Other Uses | \$100 |
- J. Driveway/Parking Area
- | | |
|-----------------------------|--------------------------|
| Accessory to R3 and R4 Uses | \$50 |
| Accessory to All Other Uses | \$50 plus \$1,500 Escrow |
- (Plus, all other approvals including but not limited to Land Development, Grading, Stormwater etc.; Applicant shall establish the Escrow Account with the Borough to reimburse the Borough Engineer Review and Inspection)
- K. Grading Permit \$1,000 plus \$1,500 Escrow
(Plus, all other approvals including but not limited to Land Development, Grading, Stormwater etc.; Applicant shall establish the Escrow Account with the Borough to reimburse the Borough Engineer Review and Inspection)

L. Relocation of Structure

\$50

M. Sales Trailers (All Uses)

\$100

(Applicant shall obtain approval from the Tullytown Borough Council prior to the Application.)

N. Zoning Hearing Board Applications*

Variance Applications, Special Exception Applications, Interpretations and Challenges of Determinations of the Zoning Officer

	Fee	Escrow*
Residential	\$1,000	\$500
All Other Uses	\$1,500	\$1,000
Non-profit Organization	\$200	\$0
Challenge to Validity of Zoning Ordinance	\$15,000	\$10,000
Appeal under Section 1007 of the PA MPC	\$2,000	\$1,000

O. Borough Council Applications*

Conditional Use Applications, Amendments to the Zoning Ordinance, Curative Amendments or Amendments in the Zoning Map or Planned Residential Development (PRD) Application.

	Fee	Escrow*
Conditional Use Application (Residential ICC R3 and R4 Uses)	\$2,000	\$2,000
Conditional Use Application (All other ICC Uses)	\$2,000	\$2,000
Zoning Amendment	\$2,000	\$2,000
Curative Amendments	\$10,000	\$5,000
Amendments to the Zoning Map	\$2,500	\$2,500
Liquor License Transfer – Inter-Municipal	\$1,000	\$2,000

*Escrow deposit fees are to cover expenses incurred by the Borough incidental to the hearing. In the event these costs deplete the escrow fund in excess of fifty percent (50%) of the original escrow deposit, the escrow funds shall be replenished, within fifteen (15) days of notification, to the original escrow amount. If the expenses do not exceed the escrow deposit fee, the balance will be refunded to the applicant upon request within twelve (12) months of the hearing.

*If a second, or subsequent, Hearing Date is required to conclude the Hearing the Applicant shall pay an additional Fee of \$500 for each additional date to cover the cost of the additional Hearing.

P. Sign Permits

Permanent Signs

Public Utility or Municipal activity	No Cost
School, Church, Hospital or Club	\$50
Professional, Commercial and Non-Residential	\$150
Window/Wall Signs	\$5 per square foot, \$50 Minimum
Free Standing/Ground Pole Signs	\$5 per square foot, \$100 Minimum
Ground Pole Signs	
Real Estate Development	\$5 per square foot, \$100 Minimum
(When associated with an approved Land Development/Subdivision)	
Residential (When associated with an In-home Occupation)	\$50
All Others	\$100

(Additional fees may be imposed if on-site Engineering inspection or review is required. In addition, the applicant shall provide an Insurance Certificate if requested.)

Temporary Signs

\$50 (30 day maximum)

Part 3 Building Permit Applications

All Fees referenced within this section shall be doubled if the project is started without the applicable Permits and/or Approvals.

Gross Floor Area (GFA) – In association with the referenced fees, the Gross Floor Area shall be defined as the following; the total square feet of all floors within the perimeter of the outside walls, including basements, bays, cellars, attached garages, roofed patios, breezeways and covered walkways, halls, mechanical/utility areas, restrooms, stairs, stair towers, halls, covered decks and attics and crawl spaces having a minimum headroom of six feet (6'-0"). Attics and crawl spaces having minimum headroom of less than six feet (6'-0") are not included within the GFA.

Where Fees are calculated using Construction Costs the Borough reserves the right to require the Applicant to produce suitable evidence establishing the stated Construction Costs.

Use Groups - In association with the referenced fees, the Use Group designation is derived from the ICC International Building Code. R-3 refers to occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I. R-4 refers to buildings and structures for more than 5 but not more than 16 persons, excluding staff, who reside on a 24 hour basis in a supervised residential environment and receive custodial care. All other Use groups refers to the following Use Groups; A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, H-4, H-5, I-1, I-2, I-3, I-4, M, R-1, R-2, S-1 and S-2.

All Permit Fees are due upon issuance of permits, NOT with the Permit Application; unless otherwise noted within this Resolution.

The Pennsylvania UCC Fee, as prescribed by the Pennsylvania Department of Labor and Industry, plus any Administrative Fee shall be added to all Building Permits.

All Building Permit Applications that propose a change to either the existing footprint or Use of any structure on the site in question shall be subject to a Zoning Permit and/or Land Development Approval, as required, and all other applicable Fees in addition to the Building Permit Fees.

A. New Construction

Use Groups R-3 and R-4

\$1,000 plus \$0.50 per SF of GFA or
1.5% of Construction Cost whichever
is Greater

All other Use Groups

\$2,000 plus \$0.50 per SF of GFA or
5% of Construction Cost for the first
\$100,000 and 2% of All Construction Cost
Above \$100,000 whichever is Greater

B. Additions/Alterations/Fit-out of Existing Space

Use Groups R-3 and R-4

\$500 plus \$0.25 per SF
Minimum Fee \$1,000.00

All other Use Groups

\$500 plus \$0.25 per SF or
5% of Construction Cost for the first
\$100,000 and 2% of All Construction Cost
Above \$100,000 whichever is Greater

C. Demolition

Use Groups R-3 and R-4

\$75 plus \$0.25 per SF
Minimum Fee \$150

All other Use Groups

\$200.00 plus \$0.25 per SF
Minimum Fee \$500

- D. Accessory Structures (Not associated with agricultural uses)
 Uncovered Decks or Patios \$0.50 per SF; Minimum Fee \$250
 (Individual applications for covered decks and covered patios shall be classified as an Addition.)
- Sheds, Detached Garages, Pole Barns and Temporary Buildings (>1000 sf) See Section 3(A)
 (Sheds, Pole Barns and Temporary Buildings less than one thousand square feet (<1000 sf) shall require a Zoning Permit only. Sheds, Pole Barns and Temporary Buildings over one thousand square feet (>1000 sf) shall be considered New Construction.)
- E. Accessory Structures (Associated with approved agricultural uses)
 Barns, animal sheds, and similar structures when associated with properties identified as having an approved Agricultural Use as the primary Use. \$100 plus \$0.10 per sf
- F. Use and Occupancy Certificate (New construction and changes in existing Use and Occupancy)
 Each individual unit requires a Use and Occupancy Certificate (ex. residential units, multiple family dwelling units, condominium units and similar facilities that have separate and distinct individual units.)
 Use Groups R-3 and R-4 and Multi-Family Dwellings (New Structure) \$100 per dwelling unit
 All other Use Groups (New Structure) \$300 per unit
 All other Use Groups (Fit-out/Renovations) \$100
 Temporary Use and Occupancy Certificate for New Construction \$200 per unit in addition to all other applicable costs
 Copy of Use and Occupancy Certificate or Letter \$25 per copy after original is issued.
- G. Miscellaneous Renovations 2% of Construction Cost
 Includes all applications not covered elsewhere within this Resolution.
- H. Swimming Pools (Pool fencing is included within permit cost))
 Aboveground (Portable) \$100
 In ground (Permanent) \$250
- I. Blasting Permit \$100/day \$300/week
 Blasting Permit approval shall be issued by Zoning Officer after review by the Building Inspector, Fire Marshal and Borough Engineer.
- J. Storage Tanks (Aboveground/Underground)
 Tank Installation (Aboveground/Underground)
 0 to 10,000 Gallons \$120
 10,001 to 9999 Gallons \$180
 10,000 to 19,999 Gallons \$240
 20,000 Gallons or Greater \$250
 Tank Removal (Underground/Inside Storage) \$100 per tank
 Copies of soil and water test results, disposal ticket and closure report shall be provided to the Borough.
- K. Fireplaces
 Masonry Fireplaces \$100
 Pre-manufactured fireplace inserts/Wood Stoves \$50
- L. Elevators \$100 each
 Certificate of approval from PA Department Labor and Industry shall be provided to the Borough where applicable.
- M. Industrialized Housing (Mobile Home) Units Installation
 Permanent Residential \$150 per unit
 Temporary Residential \$50
- N. Contractor Registration

Required for all construction projects not defined as a "Home Improvement" within the Commonwealth of Pennsylvania Home Improvement Consumer Protection Act undertaken within the Township including, new construction, remodeling, alterations and renovations. In addition to the General Contractor, all subcontractors employed by the builder and General Contractor are also required to be registered, including but not limited to concrete, masonry, plumbing, HVAC, electrical, framing, roofing, sprinkler and landscaping contractors. Registration period is from January 1st to December 31st. Registration is for identification and insurance verification purposes only and is not meant to attest to the competency of any contractor or subcontractor.

Annual Registration \$50 per year

O. Commonwealth of Pennsylvania UCC Fee

As prescribed by the Commonwealth of Pennsylvania Department of Labor & Industry Plus \$0.50

P. Solar Power Generating System

Uses R3 and R4 (Roof Mounted)

Where structural modifications ARE NOT required to existing structures \$75

Where structural modifications ARE required to existing structures \$200

(Plus Electrical Review and Inspection Costs for all Applications)

All Other Uses

2% of Construction Cost

(Plus Electrical Review and Inspection Costs for all Applications)

Q. Accessibility Improvements/Review

\$250

R. Temporary Structures/Seasonal Kiosks

Tents, Canopies, Air Supported and Similar Structures

\$100 for up to 3 Days plus \$10.00
for each additional day

S. Pennsylvania Uniform Construction Code Board of Appeals

Decision on any Application by a meeting as permitted under 34 PA.Code §403.122(d) and more fully defined by the By-Laws of the UCC Board of Appeals

\$500

Hearings/Meetings Continued at the Request of the Applicant

\$250 per Hearing/Meeting

T. Transfer of Issued Permit

\$50

(Covering the Cost of transferring any previously issued permit to a different contractor.)

U. Emergency Generator

R3 and R4 Uses

\$100

All Other Uses

\$250

(Plus Electrical Review and Inspection Costs for all Applications)

V. Roofing and Siding Replacement on Existing Structures (When Requested by Property Owner)

R3 and R4 Uses

\$100

All Other Uses

\$250

Part 4 Mechanical Permit Applications

All Fees referenced within this section shall be doubled if the project is started without the applicable Permits and/or Approvals.

Use Groups - In association with the referenced fees, the Use Group designation is derived from the ICC International Building Code. R-3 refers to occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I. R-4 refers to buildings and structures for more than 5 but not more than 16 persons, excluding staff, who reside on a 24 hour basis in a supervised residential environment and receive custodial care. All other Use groups refers to the following Use Groups; A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, H-4, I-1, I-2, I-3, M, R-1, R-2, S-1 and S-2.

A. Replacement of Existing Equipment (In kind)

Units utilizing an existing chimney and/or vent pipe to have the existing chimney and/or vent certified by a qualified professional specializing in certification of chimneys and vents with written evaluation provided to the Borough. Manual J Calculations shall be submitted with the Application.

Use Groups R3 and R4

Existing Heater (Gas, Electric, Oil) or Air Conditioning Unit/Condenser \$50

All Other Use Groups

Existing Heater (Gas, Electric, Oil) or Air Conditioning Unit/Condenser \$100

Chimney Liner (All Use Groups)

\$100

B. New Construction (Equipment Installation)

(Manual J Calculations shall be submitted with the Application.)

Use Groups R3 and R4

Heater (Gas, Electric, Oil) or
Air Conditioning Unit/Condenser

\$100 for the first \$1,000 of construction cost plus \$20 for each additional \$1,000 of costs with a minimum fee of \$100.00 per Unit

All Other Uses

Heater (Gas, Electric, Oil) or
Air Conditioning Unit/Condenser

\$100 for the first \$1,000 of construction cost plus \$25 for each additional \$1,000 of costs with a minimum fee of \$150.00 per Unit.

C. Alterations to Existing HVAC Systems (Re-Alignment of Ductwork Only)

Use Groups R-3 and R-4

\$25

All other Use Groups

\$100

D. Commercial Kitchen Exhaust System

\$250

(Units utilizing an existing chimney and/or vent pipe shall have the existing chimney and/or vent certified by a qualified professional specializing in certification of chimneys and vents with written evaluation provided to the Borough.)

E. Commonwealth of Pennsylvania UCC Fee (When not associated with a Building Permit)

As prescribed by the Commonwealth of Pennsylvania Department of Labor & Industry Plus \$0.50

Part 5 Plumbing Permit Applications

All Fees referenced within this section shall be doubled if the project is started without the applicable Permits and/or Approvals.

Use Groups - In association with the referenced fees, the Use Group designation is derived from the ICC International Building Code. R-3 refers to occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I. R-4 refers to buildings and structures for more than 5 but not more than 16 persons, excluding staff, who reside on a 24 hour basis in a supervised residential environment and receive custodial care. All other Use groups refers to the following Use Groups; A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, H-4, I-1, I-2, I-3, M, R-1, R-2, S-1 and S-2.

Prior to a Plumbing Permit being issued, the applicant is required to present to the Borough written proof that the Sewer Authority has approved the application and all applicable fees have been paid in full, where applicable.

A. New Construction and Alterations

Use Groups R-3 and R-4

\$150 for first five (5) fixtures
\$20 for each additional
\$100 Min. per new dwelling unit

All other Use Groups

\$200 for first five (5) fixtures
\$20 for each additional
\$100 Min. per new dwelling unit
within Multi-family Facilities
\$200 Min. for all other Use Groups

B. Hot Water Generator/Domestic Water Heater or Coil

(New or Replacement)

Use Groups R-3 and R-4

\$25

All other Use Groups

\$30

C. Boiler to Potable Water tie-In (All Use Groups)

\$20

D. Fire Sprinkler System to Potable Water Tie-In

Connections to the potable water system may only be performed by a registered master plumber.

Use Groups R-3 and R-4

\$20

All other Use Groups

\$50

E. Circulators Pumps & Sump Pumps (All Use Groups)

Under 2 H.P.

\$20

2 H.P. to 6 H.P.

\$30

6 H.P. and Greater

\$60

F. Sanitary Sewer and Water Laterals

New Construction

R3 and R4 Uses Sanitary Sewer Lateral

\$100

R3 and R4 Uses Water Lateral

\$100

All other Uses Sanitary Sewer Lateral

\$200

All other Uses Water Lateral

\$200

Repairs or Replacement of Existing

R3 and R4 Uses Sanitary Sewer Lateral

\$100

R3 and R4 Uses Water Lateral

\$100

All other Uses Sanitary Sewer Lateral

\$250

All other Uses Water Lateral

\$250

G. Commonwealth of Pennsylvania UCC Fee (When not associated with a Building Permit)
As prescribed by the Commonwealth of Pennsylvania Department of Labor & Industry Plus \$0.50

H. Natural Gas Service to Emergency Generator
(Utility Service Provider approval shall accompany Application)
R3 and R4 Uses
All Other Uses

\$50

\$150

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Part 6 Fire Protection Systems and Hazardous Equipment

All Fees referenced within this section shall be doubled if the project is started without the applicable Permits and/or Approvals.

A. Fire Suppression and Detection (New or Re-Aligned)

1 to 20 Sprinkler Heads or Smoke/Heat Detectors	\$200
21 to 100 Sprinkler Heads or Smoke/Heat Detectors	\$500
101 to 200 Sprinkler Heads or Smoke/Heat Detectors	\$1,000
200 to 400 Sprinkler Heads or Smoke/Heat Detectors	\$1,500
401 and greater Sprinkler Heads or Smoke/Heat Detectors	\$2,000

B. Plan Review Cost

In addition to the above referenced per head costs, the applicant shall pay the Township for the actual costs of Plan Review for each system proposed, plus a fifteen percent (15%) Administrative Fee, that were incurred for Engineering and/or Third Party Plan Review of the Application. Additional outside Plan Review shall be at the sole discretion of the Building Inspector/Building Code Official, Zoning Officer or Borough Engineer.

C. Non-Residential Kitchen Hood Suppression System \$500

D. Fire Report from Fire Marshal \$100 plus \$20 per page/per copy
\$250 per CD

E. All other Inspections, not referenced herein, performed by Building Inspector, Fire Inspector and/or Fire Marshal
Inspection Cost \$100 per hour, 1 hour minimum

F. Fireworks Permit \$200/per display
Fireworks Permit shall be issued by Zoning Officer after review by Fire Marshal and/or Borough Engineer

G. Open Burning Permit
(Pennsylvania DER Bureau of Air Quality Permit MAY also be required at the Sole Discretion of the Zoning Officer)
Commercial Uses/Subdivision and Land Developments \$100 per day
Residential Uses \$15 per day

H. Fire Code Operational and Construction Permits
not included elsewhere in this Fee Schedule 2% of Construction Cost

I. Commonwealth of Pennsylvania UCC Fee (When not associated with a Building Permit)
As prescribed by the Commonwealth of Pennsylvania Department of Labor & Industry Plus \$0.50

Part 7 Electrical Permits

All Fees referenced within this section shall be doubled if the project is started without the applicable Permits and/or Approvals.

Use Groups - In association with the referenced fees, the Use Group designation is derived from the ICC International Building Code. R-3 refers to occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I. R-4 refers to buildings and structures for more than 5 but not more than 16 persons, excluding staff, who reside on a 24 hour basis in a supervised residential environment and receive custodial care. All other Use groups refers to the following Use Groups; A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, H-4, I-1, I-2, I-3, M, R-1, R-2, S-1 and S-2.

A. Use Groups R-3 and R-4

- | | |
|---------------------------------------------------------|-------------------------|
| a. Entire Dwelling Unit (Rough, Services and Final) | |
| Up to 200 Amps | \$250 |
| 201 Amps to 400 Amps | \$300 |
| Over 400 Amps | \$350 |
| b. Multi-Family Dwelling | \$150 per Unit |
| c. Addition (Kitchen, Bath, Basement Renovation , etc.) | |
| Rough and Final | \$200 |
| Additional Subpanels | \$50 each |
| d. Service, Equipment and Metering | |
| Single Meter 100 Amps | \$125 |
| Single Meter 200 Amps | \$125 |
| Single Meter 400 Amps | \$175 |
| Single Meter 401 thru 600 Amps | \$225 |
| Single Meter 601 thru 1200 Amps | \$300 |
| Services Exceeding One Meter | \$20 |
| (Per Meter in Addition to Above) | |
| e. Temporary Service | |
| 30 thru 200 Amps | \$150 |
| Over 200 thru 400 Amps | \$175 |
| Over 400 Amps | \$200 |
| f. Feeders and Subpanels | |
| Over 30 thru 200 Amps | \$100 |
| Over 200 thru 400 Amps | \$125 |
| g. Swimming Pools | |
| In-Ground Pool (Up to 4 Inspections) | \$250 |
| Above Ground Pool (Up to 3 Inspections) | \$200 |
| Hot Tubs | \$125 |
| h. Generators | |
| Up to 22 kW | \$150 |
| 22kW to 40kW | \$200 |
| i. HVAC Equipment | \$125 |
| j. Residential Solar Projects | |
| Up to 10 kW | \$225 |
| Over 10kW | \$10 each additional kW |

k. Residential Car Charging Stations/Solar Batteries

\$125 each

B. All Other Use Groups

\$100.00 plus 1% of the Construction Cost

C. Commonwealth of Pennsylvania UCC Fee (When not associated with a Building Permit)

As prescribed by the Commonwealth of Pennsylvania Department of Labor & Industry Plus \$0.50

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BE IT RESOLVED THAT, any fee not covered by this Fee Schedule or previously established by Resolution and/or Ordinance of Tullytown Borough shall be determined on a case by case basis by the Tullytown Borough Building Code Official.

BE IT FURTHER RESOLVED THAT, all other Fees established by Resolution and/or Ordinance of Tullytown Borough not in conflict with this Resolution shall remain in effect as previously adopted. This Resolution shall take effect at the earliest time permitted by law.

RESOLVED this _____ day of _____ 2025.

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