

TYRONE TOWNSHIP

RESOLUTION 2021-03

A RESOLUTION AMENDING THE FEE SCHEDULES OF TYRONE TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA.

BE IT IS HEREBY RESOLVED by the Board of Supervisors of Tyrone Township, Adams County, Pennsylvania, that pursuant to the grant of powers set forth in the Second Class Township Code and / or Municipal Codes passed by the General Assembly of the Commonwealth of Pennsylvania, that the Board of Supervisors wish to incorporate into one resolution all fees , Permit , application fees , UCC Permit, Escrow account and administrative fees into the current schedule for the Township of Tyrone, Adams County, Pennsylvania, is as follows:

➤ **Administration**

| | |
|---|---|
| Mailing fee (actual Postage plus an administrative Cost) | \$ 1.50 |
| Photocopies (per page, first 1,000 black and white copies) | \$.25 single side |
| doubled sided & color copies | \$.50 |
| Additional photocopies beyond first 1,000 copies | \$.20 |
| CD / DVD | Up to actual cost, not to exceed \$1.00/disc |
| Records delivered via Email or other electronic method | No additional fee |
| Redaction, Photographing a record | No additional fee |
| Flash drive, Fax, Other media | Up to actual cost |
| Certification | Up to \$5.00/record |
| Return check Charge | \$35.00 |
| Certifications | \$10.00 |
| Tax Certifications | \$10.00 |
| Tax Duplicates | \$10.00 |
| Late fee on Invoices (does not apply to Sewer Bills) | 1.5%/Mon. Plus any additional cost |
| Copying records onto electronic media plus cost of media | \$25.00 +Professional cost |
| Copying Land Development /Subdivision plans | |
| plus actual cost | \$75.00 + cost |
| Sanitary Sewer Tapping Fee | \$2,500.00 |
| Manuals/Ordinances/Rules & Regulations- Sewer | \$10.00 Each |
| Subdivision & Land Development Ordinance | \$25.00 |
| Township Map | \$6.00 |
| Zoning Map | \$6.00 |

Act 537 Plan

\$25.00

- UCC Appeals Hearing Actual Cost to be billed

Zoning Hearing

Variances:

Residential \$500

Commercial / Industrial \$800

- Special Exceptions

Residential \$650

Commercial / Industrial \$850

- Curative Amendment or Substantive Challenge \$4,000

- Procedural Challenge \$4,000

Zoning Hearing Board Application Required

- Challenges to any provision to the Zoning Ordinance and or ordinance amendment

These fees are not reimbursable and if charges exceed these fees those cost will be billed to the applicant and is payable within 30 days.

- Zoning Map Change \$2,500

- These fees are not reimbursable and if cost exceed this amount the cost will be billed to the applicant

- Text Amendment Before Board of Supervisors \$1,500

- All cost over and above \$1,000 will be billed to the applicant and is payable within 30 Days.

- Conditional Use Hearing

- Hearing before the Board of Supervisors, for land specifically authorized as conditional use under the Zoning Ordinance.

Residential \$1,500.00 (Less than 24 units) and if there are additional cost that cost will be billed to the applicant

Residential (greater than 25 units) \$2,700 and if there is additional cost that cost will be billed to the applicant

Commercial / Industrial \$2,000.00 if there is additional cost that cost shall be billed to the applicant

- Stenographer 50% of the cost billed by Stenographer

- This cost will be billed to the applicant plus an administrative fee of \$5.00 and is payable within 30 days.

- Subdivision Plan Fees and Land Development Plan Fees

- Escrow Deposit applies to Review of Subdivision and Land Development Plans

(I.) Sketch Plans Escrow- \$500.00

- A. For Subdivision plans, a flat fee of Twenty-five dollars (\$25.00) plus a fee of three dollars (\$3.00) for each lot shown thereon.
- B. The applicant shall pay to the Township any fee that is incurred by the Township’s solicitor, engineer or zoning officer in regard to review of said plans, and an administrative fee of ten dollars (\$10.00.)

(II.) Preliminary Plans¹ Escrow- \$500

- A. For subdivision plans a flat fee of Twenty-Five dollars (\$25.00) plus a fee of three dollars (\$3.00) for each lot shown thereon.
- B. For all other plans a flat fee of Forty-Five dollars (\$45.00.)
- C. The applicant shall pay to the municipality any fee that is incurred by the Township’s solicitor, engineer or zoning officer in regard to review of said plans, plus an administrative fee of ten dollars (\$10.00.)

(III.) Final Plan Fee¹ Escrow- \$750

- A. For subdivision plans a flat fee of Forty dollars (\$40.00.)
- B. For all other plans a flat fee of Twenty-Five dollars (\$25.00)
- C. For all plans an additional flat fee of three dollars (\$3.00) for each lot shown thereon.
 - A reimbursement to Tyrone Twp. for Postage used and \$.25 per copy of extra copies must apply and will be taken from escrow funds.

¹ All plans that are submitted as a combined Preliminary/Final Plan shall be considered a Final Plan unless otherwise determined by the Township.

➤ **Storm Water Management Review, Enforcement and Inspection**

Level 1: Impervious area is up to 1,000 Ft- Plan Exempt

Permit Fee \$35

Level 2: Impervious area is 1,000 ft to 10,000 ft – Exempt if disconnected

Permit Fee Includes \$75 - \$125

- ✓ **Administrative Fee \$25.00**
- ✓ **Application Review Fee \$35.00 + Engineering Fee**

Level 3: Impervious area is between 1,000 ft and 5,000 ft requiring BMPS – Minor Plan

| | |
|------------------------------|--------------------|
| Permit Fee | \$60 |
| Site Inspection | <u>\$75</u> |
| Total | \$135 |

- Certification and approval completion form must be issued and the property owner is required to record the Stormwater Management Permit with the Office of the Recorder of Deeds, Adams County Courthouse, 117 Baltimore Street, Room 103, Gettysburg, PA 17325.

- If review of the Stormwater Management Plan by the Township Engineer to verify compliance with the Stormwater Management Ordinance and for inspection of the Stormwater Facilities, **an Escrow Deposit of \$400.00 is required at time of Application.**

Level 4: Impervious area is greater than 5,000 ft and cannot be disconnected - formal plan

| | |
|--------------------------|--------------|
| Permit Fee | \$ 55 |
| Engineering Escrow | <u>\$500</u> |
| Total | \$555 |

- 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.
- The Engineering Escrow Fee is an estimate of the anticipated review and inspection cost for the proposed project. If the engineering cost exceeds the escrow amount, the applicant will be responsible for any additional review or inspection costs. Any remaining funds will be returned to the applicant upon issuance of the final completion certification for the stormwater management facilities.
- All stormwater management plan reviews for Subdivision and Land Development Plans will be subject to the fee schedule established by the Township for Subdivision and Land Development Plans.

Engineer

➤ **Engineers for Tyrone Township:**

- **William F. Hill & Associates**
 - William F. Hill: \$105.00 per hour
 - Erik Vranich: \$95.00 per hour

1. Residential Units

Services: required UCC building/occupancy permit, plan review, footings, foundations, framing, electrical, plumbing, mechanical, energy and final inspection:

| | |
|-----------------------|--|
| 001 – 999 sq ft. | \$650 |
| 1,000 – 1,800 sq ft. | \$780 |
| 1,801 – 2,000 sq ft. | \$900 |
| 2,001 to 2,400 sq.ft. | \$1,000 |
| 2,401 sq. ft. and up | \$1,000 plus an additional \$0.50 cents per sq.ft. |

Add for: **Required under slab inspection visit** \$ 75 / visit

Fire Sprinkler; Plan review and inspection \$175

2. Stand Alone Structures

A. Detached Buildings, Decks, Porches, Etc. services; footers, framing, final \$250

B. Manufactured Homes at grade:

footer, piers, tie downs, r/l inspection, skirting, framing, final \$500

C. In ground Pool:

Pre-pour, post-pour, barrier, final \$450

D. On ground Pools:

Final \$150

E. PV Systems (Solar), Windmills:

Plan review, footer, framing, electrical \$400

- ✓ ADDED service visits – mechanical, plumbing, electrical add to “A” above \$75 per inspection
- ✓ Return inspections add to “2” AND /OR “4” \$75 per visit

3. Individual Inspections: \$75 per visit
4. Electrical Service Inspections \$80 per visit
5. Conditional Use Inspection/Permit \$250 per permit

Note: Fee schedule will be reviewed annually.

Permits revoked or suspended for cause-no refunds will be granted

All invoices need to be paid before occupancy permit will be issued.

➤ Road Weight Restriction Permit \$175

➤ Road Occupancy Permit \$125

➤ Sign Permit:

Sign - Non-electric up to 40 sq.ft. \$250

41 sq.ft. up to 60 sq.ft. \$350

61 sq.ft. and over \$10.00 per square foot calculated on both sides

Sign – Electric same sizes as above add \$250

❖ A fee of \$4.50 will be added to all UCC required permits (state Fee)

➤ Agricultural Buildings

Not Commercially Operated: \$200

➤ Permit Fee (Minimum)

\$100 per building (for projects not regulated by the Building code)

➤ Zoning Permit

\$150

Sewage Enforcement Officer

- **SEO Permits:** Escrow Account will be established based on SEO Estimate of cost and will include a \$25 administrative fee charged by the Township.
- All SEO Permit applications must be obtained from the SEO of Applicants choice and Escrow amount paid at the time of application.
- You may choose the SEO you wish to use. Request a schedule of fees from the SEO directly.
- **SEO for Tyrone Township:** (Applicant may choose which to use)
 - **William F. Hill & Associates:** 717-334-9137
 - Bryan Leese: \$67.50 per hour
 - OR
 - **KPI Technology:** 717-339-0612
 - Gil Pacarelli: \$66.00 per hour (primary work) & \$57.00 per hour (alternate work)
- ✓ Permits revoked or suspended for cause, no refunds will be granted
- ✓ All invoices must be paid before the Occupancy Permit will be issued

Building Code Officer

- **Building Code Officer & Assistant Building Code Officer for Tyrone Township:**
 - **Pennsylvania Municipal Code Alliance, Inc.**
 - Clem Melot: \$45.00 per hour (Building Code Officer)
 - Andrew Miller: \$45.00 per hour (Assistant Building Code Officer)

Solicitor

- **Solicitor for Tyrone Township:**
 - **Law Office of Steven A. Stine**
 - Steven A. Stine: \$190.00 per hour

Subdivision/Land Development Professional/Consultant Fee Policy

- A revised schedule of fees required by Tyrone Township for the conduct of business including Subdivision/Land Development fees and escrow for reimbursement of Township costs related to plan review and inspection of improvements, building permit fees, planning fees professional cost(s), zoning fees and reviews, all permit fees and miscellaneous other administrative fees for services.

This schedule of fees is adopted pursuant to various provisions of the Second class Township code, P.L. 350, No. 60 as amended, pursuant to General Powers, Section 1506, provided for the adoption of regulations for the proper management of township finances and

Whereas the Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247 as amended, pursuant to Article V Subdivision and Land development, Section 503, provides for the charge of review fees including the necessary and reasonable charges by the municipality's professional consultants or engineer for review or report and

Whereas the Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247 as amended, pursuant to Article VI Zoning, Section 617.3 (e) provides for the governing body to prescribe reasonable fees with respect to the Administration of a zoning ordinance and with respect to hearings before the zoning Hearing Board and

Whereas the Pennsylvania Municipalities Planning Code, Act of 1968, P.L.805, No.247 as amended, pursuant to Article IX Zoning Hearing Board and other Administrative Proceedings, Section 908, provides for the governing body to prescribe reasonable fees with respect to hearings before the Zoning Hearing Board and also for conditional uses before the governing body (Section 913.2) to attach reasonable conditions it may deem necessary to implement the purposes of The Act., and

The Pennsylvania Municipal Planning Code, act of 1968,P.L.805,No.247, as amended, to provide for the charges of necessary and reasonable charges by the municipality's professional consultants for review and/or reports and inspection of improvements; and reasonable fees and cost with respect to hearings before the Municipal Planning Commission, Zoning hearing Board ; reasonable fees and cost with respect to conditional use hearings before the governing body; all permit fees, and reasonable fees with respect to the administration of a zoning ordinance, subdivision and land development ordinance , Stormwater Management , Professional Fees, Administrative Fees and UCC and building fees.

Every applicant, at the time of filing an application for approval of a subdivision or land development, including open space development, shall pay to Tyrone Township a non-refundable filing fee and funds for deposit in an escrow account provide for the payment of review fees including reasonable and necessary charges by the municipality's professional consultants for site plan review and report thereon. The escrow deposit for site plan review shall be in accordance with the following.

The escrow deposit for site plan review referred to above shall be used to pay for the reasonable and necessary charges by the municipality's professional consultants including but not limited to architects, attorneys, certified public accountants, engineers, geologist, land surveyors, landscape architects and planners, for the review and report thereon of subdivision and land developments, legal documents agreement and performance guarantees, and other matters related to the review and approval of the application. This escrow account is separate from and does not include the escrow deposit for site inspection and other monitoring during development set forth. Such review fees shall be reasonable and in accordance with the ordinary and customary charges for similar services in the community but in no event shall exceed the rate or cost charged by the professional consultants for comparable services to the municipality for services which are not reimbursed or otherwise imposed on applicants.

Every applicant, after receiving final approval of a subdivision, land development or open space development plan, but before any building permits may be issued or any development activity or construction commenced, shall pay to the Township of Tyrone an escrow deposit for the cost of reasonable expenses incurred in connection with the inspection of improvements. The Escrow deposit shall be used to pay for site inspections, monitoring and other expenses charged by the municipality's professional consultants, including but not limited to architects, engineers, attorneys, planners, landscape architects and certified accountants during construction development. Such expenses shall be reasonable and customary.

- Escrow account Deposits shall be based on recommendation of the Township Engineer and shall be reasonable and unused funds remaining will be returned to the depositor after an administrative fee is withheld. Funds from the escrow account will be used to pay for Professional and consultant fees and shall be reasonable.
- Escrow Accounts shall not go below fifty percent (50%) of the original deposit and the Township will require additional deposits to restore funds to the original deposit within 10 days. All work or reviews shall stop until the escrow account is restored.



Chambersburg Office: 380 Wayne Ave. Chambersburg, PA 17201 **Phone:** 717 496-4996
Bedford Office: 125 S. Richard Street, Suite 102, Bedford, PA 15522 **Phone:** 814 310-2326
Somerset Office: 318 Georgian Place, Somerset, PA 15501 **Phone:** 814 444-6112
Adams Office: 1895B York Road, Gettysburg, PA 17325 **Phone:** 717 321-9046
Email: pmca@pacodealliance.com **Website:** https://pacodealliance.com/

2021 PMCA Residential Fee Schedule

Including but not limited to:

Single Family Homes, Swimming Pools, Decks, Small Projects, Day Care, C.O., & Foster Home Inspection Prices

Residential (New Home or individual inspection pricing depending on the project)

Residential inspection prices per trip are for dwellings 0 to 3500 square feet. Dwellings over 3500 square feet will be charged an additional ten dollars per 100 square feet, which will be added to the total basic inspection fee.

| | | | |
|----------------------------|------|--|-------|
| Footings..... | \$55 | Sprinkler Rough in..... | \$65 |
| Under slab inspection..... | \$55 | Electrical Service (\$75) & Rough in (\$70)..... | \$145 |
| Foundations..... | \$55 | Energy..... | \$55 |
| Framing..... | \$80 | Wallboard..... | \$55 |
| Plumbing Rough in..... | \$50 | Final..... | \$65 |
| Mechanical Rough in..... | \$50 | | |

Total Inspection fees:.....\$610 w/o Sprinkler or Under slab

- Final must be ready within 1 year or an additional Processing Fee will apply.
- Additional inspection fees may be assessed at not less than \$55 per visit as required due to the complexity or execution of the work being done.

ALL APPLICATIONS REQUIRE:

- Application / Processing / Extensions Fee:.....\$50 for Residential / \$75 for Commercial
- Plan Review Fee per hour for residential:.....\$45 (one-hour minimum per plan review)
- Temporary and Provisional Certificates of Use and Occupancy\$110
- Commercial fees appear elsewhere.

Residential Small-scale projects will be priced depending on the complexity of the project. Some examples are:

- Mobile Homes on Piers (3 trips only).....\$195 (footer, electric service, final)
- Decks\$165 (footer, framing, final)
- Fences and retaining walls (2 trips).....\$120
- Sheds (1 trip).....\$65 (small prefabricated utility structure under 500 sq. ft.)
- Residential Demolition (1 trip).....\$65 Commercial \$75 minimum - fees appear elsewhere
- Swimming Pools
 - Above Ground (with bonding requires two trips).....\$120 Above Ground (rubber siding)....\$65
 - In Ground.....\$175

Miscellaneous Project Inspection Fees:

- Daycares (up to 6 kids)\$75 (1st trip), \$75 (each return trip)
- Daycares (over 6 kids up to 24 total).....\$125 (1st trip), \$75 (each return trip)
- Foster Homes\$125 (1st trip), \$75 (each return trip)
- **Change of Occupancies**
 - Under 8000 sq. ft.....\$150
 - Over 8000 sq. ft.....\$185
- **Residential Electrical Service Upgrade**
 - Not Over 200Amp.....\$75
 - 200 Amp - 400 Amp.....\$85
 - Over 400 Amp Commercial Fee Schedule Applies
 - All commercial fees appear elsewhere
- Investigation/Stop Work Order/Notice of Violation, etc.....\$75 per Postage (per/Certified/1st Class) \$10
- Return Trips due to failed or incomplete inspections or field corrections \$65 minimum
- Duplicate Permit and Occupancy Certificate Issuance.....\$45
- Field investigations and complaints initiated by the municipality or for enforcement purposes are invoiced to the municipality directly at our standard per hour rate.....\$45
- Copies - .25 per sheet for standard size (8½ x 11 & 8½ by 14) .50 per sheet for Ledger size (14"x17"). Extensive copying and larger documents will be billed for time and materials. Commercial Fee is provided elsewhere.
- Items not described above or otherwise priced on the commercial, supplemental, or special fee schedules will be invoiced at the standard rate of \$45 per hour plus expenses. Expenses may include items such as copies, constable fees, supplies, etc.

Please be advised ALL fees set above and on all the fee schedules are for inspections only and do not include:

- | | | |
|--------------------------|--------------------|--|
| • Plan Review Fee | • State (DCED) Fee | • Added Fee(s) due to failed inspections |
| • Possible Municipal Fee | • Application Fee | |

2021 PMCA Residential Fee Schedule



2021 PMCA Supplemental Fee Schedule

Residential

- Additional inspection fees may be assessed at not less than \$55 per visit as required due to the complexity or execution of the work being done. Complex inspections and multiple trips are charged accordingly.
- **Electrical Service Upgrade**
 - Not Over 200 Amp\$75 200 Amp - 400 Amp\$85
 - Over 400 Amp - Commercial Fee Schedule Applies
- **Decks or Porches** \$165
 - Under 30" but attached to structure\$165 Deck or Porch with Roof\$165 (footer, framing, final)
- Fences and retaining walls (2 trips)\$120 (fences over 6 feet high & retaining walls over 4 feet high)
- Sheds (1 trip)\$65 (small prefabricated utility structure under 500 sq. ft.)
- Residential Demolition (1 trip)\$65 minimum - Commercial Demolition \$75 minimum - fees appear elsewhere
- **Swimming Pools**
 - Above Ground (with bonding requires 2 trips).....\$120 Above Ground (rubber siding).....\$65
 - In Ground\$175 (footer, bonding, final)
- Residential Re-Roof\$120 (with structural repairs or change of materials)
- Outside Wood Stoves (2 trips maximum).....\$120 (includes siting, underground piping, & final)

Commercial Projects (Small Projects not otherwise defined)

- Cell Tower See Commercial Fee Schedule
 - Antenna Colocation\$350 per antenna (with added Plan Review, Application Fee, DCED)
- Change Door(s) if structural change\$75 (could vary depending on how many are changed)
- Change Windows(s) if structural change\$75 (could vary depending on how many are changed)
- Demolition\$75 minimum (only if ALL of structure is being demolished)

Fees below are specific to local ordinances:

- Sewer Laterals\$55 per trip
- Zoning Field Inspections\$45 per hour
- Explosive/Blasting (per site) – with fees added for Application, Plan Review, etc.
 - Up to 5 Days\$200 Add for each additional day beyond 5\$85
- Explosive/ Blasting Magazine Placement
 - Up to 5 Days\$325 Add for each additional day beyond 5\$80
- Fireworks Sales Tent\$75 (plus application, plan review, Admin fees, etc.)
- Fireworks Display/Discharge\$200 including evenings and weekends
 - Holidays\$265 Holidays
- Welding and Cutting Permit – Commercial job sites\$75

Miscellaneous Project Inspection Fees:

- Daycares (up to 6 kids).....\$75 (1st trip), \$75 (each return trip)
- Daycares (over 6 kids up to 24 total).....\$125 (1st trip), \$75 (each return trip)
- Foster Homes\$125 (1st trip), \$75 (each return trip)
- **Change of Occupancies**
 - Under 8000 sq. ft.\$150 Over 8000 sq. ft.\$185
- Investigation/Stop Work Order/Notice of Violation, etc.\$75 per Postage (per/Certified/1st Class)\$10
- Return Trips due to failed or incomplete inspections or field corrections \$65 minimum
- Duplicate Permit and Occupancy Certificate Issuance\$45
- Field investigations and complaints initiated by the municipality or for enforcement purposes are invoiced to the municipality directly at our standard per hour rate\$45
- Copies - .25 per sheet for standard size (8½ x 11 & 8½ by 14) .50 per sheet for Ledger size (14"x17"). Extensive copying and larger documents will be billed for time and materials. Commercial Fee is provided elsewhere.
- Items not described above or otherwise priced on the commercial, supplemental, or special fee schedules will be invoiced at the standard rate of \$45 per hour plus expenses. Expenses may include items such as copies, constable fees, supplies, etc.

Inspection time for all permits is for 1 site visit for a total accumulated time of 1 hours, unless otherwise noted. Each subsequent hour required shall be at the rate of forty five dollars (\$45.00) per hour of the inspector's time. This amount shall be paid in full prior to issuance of the Certificate of Occupancy.

Please be advised ALL fees set above and on all the fee schedules are for inspections only and do not include:

- | | | |
|--------------------------|--------------------|--|
| • Plan Review Fee | • State (DCED) Fee | • Added Fee(s) due to failed inspections |
| • Possible Municipal Fee | • Application Fee | |

2021 PMCA Supplemental Fee Schedule



► 2021 - COMMERCIAL FEE SCHEDULE ◀

Our standard fee schedule for inspections is derived from the latest building valuation data report of square foot construction costs published by the International Code Council, with a regional modifier applied. Actual cost submitted to, and accepted by, the Building Code Official may also be used. There is a \$75 Application/Processing charge applied to all projects submitted on this fee schedule.

Refer to the PMCA Supplemental Fee Schedule as needed.

Large projects that require long term multiple inspections (progressive inspections) are calculated as follows:

1.) **Standard Building Inspection Fee Schedule:**

A.) Projects with a total construction cost of \$0.00 to \$499,999.99*

$$\begin{aligned} & \text{Total construction cost} \times .002 = \text{insurance cost} \\ + & \text{Estimated length of project in weeks} \times \$50. = \text{labor \& travel cost} \\ = & \text{Total } \underline{\text{OR}} \text{ no less than } \$50. \text{ Per trip based on scope and complexity of the project.} \end{aligned}$$

B.) Projects with a total construction cost of \$500,000.00 to \$2,000,000.00*

$$\begin{aligned} & \text{Total construction cost} \times .002 = \text{insurance cost} \\ + & \text{Estimated length of project in weeks} \times \$50. = \text{labor \& travel cost} \\ = & \text{Total } \underline{\text{OR}} \text{ no less than } \$50. \text{ Per trip based on scope and complexity of the project.} \end{aligned}$$

C.) Projects with a total construction cost of > \$2,000,000.00 to \$6,000,000.00*

$$\begin{aligned} & \$4000.00 + [(\text{Total construction cost} - \$2,000,000) \times .0009] = \text{insurance cost} \\ + & \text{Estimated length of project in weeks} \times \$45. = \text{labor \& travel cost} \\ = & \text{Total} \end{aligned}$$

D.) Projects with a total construction cost of >\$6,000,000.00 to \$10,000,000.00*

$$\begin{aligned} & \$7600.00 + [(\text{Total construction cost} - \$6,000,000) \times .0008] = \text{insurance cost} \\ + & \text{Estimated length of project in weeks} \times \$40. = \text{labor \& travel cost} \\ = & \text{Total} \end{aligned}$$

E.) Projects with a total construction cost of > \$10,000,000.00 to \$30,000,000.00*

$$\begin{aligned} & \$10800.00 + [(\text{Total construction cost} - \$10,000,000) \times .00075] = \text{insurance cost} \\ + & \text{Estimated length of project in weeks} \times \$40. = \text{labor \& travel cost} \\ = & \text{Total} \end{aligned}$$

F.) Projects with a total construction cost of >\$30,000,000.00 to \$50,000,000.00*

$$\begin{aligned} & \$25800.00 + [(\text{Total construction cost} - \$30,000,000) \times .0007] = \text{insurance cost} \\ + & \text{Estimated length of project in weeks} \times \$40. = \text{labor \& travel cost} \\ = & \text{Total} \end{aligned}$$

G.) Projects with a total construction cost of >\$50,000,000.00 to \$100,000,000.00*

$$\begin{aligned} & \$39800.00 + [(\text{Total construction cost} - \$50,000,000) \times .00065] = \text{insurance cost} \\ + & \text{Estimated length of project in weeks} \times \$40. = \text{labor \& travel cost} \\ = & \text{Total} \end{aligned}$$

Building Inspection Fee, cont.:

H.) Projects with a total construction cost of >\$100,000,000.00 to \$200,000,000.00*

$$\begin{aligned}
 & \$72300.00 + [(Total\ construction\ cost - \$100,000,000) \times .0006] = \text{insurance cost} \\
 + & \quad \text{Estimated length of project in weeks} \times \$40. = \text{labor \& travel cost} \\
 = & \quad \text{Total}
 \end{aligned}$$

I.) Projects with a total construction cost of >\$200,000,000.00 to \$350,000,000.00*

$$\begin{aligned}
 & \$132000.00 + [(Total\ construction\ cost - \$200,000,000) \times .00055] = \text{insurance cost} \\
 + & \quad \text{Estimated length of project in weeks} \times \$40. = \text{labor \& travel cost} \\
 = & \quad \text{Total}
 \end{aligned}$$

J.) Projects with a total construction cost of >\$350,000,000.00 to \$500,000,000.00*

$$\begin{aligned}
 & \$214500.00 + [(Total\ construction\ cost - \$350,000,000) \times .0005] = \text{insurance cost} \\
 + & \quad \text{Estimated length of project in weeks} \times \$40. = \text{labor \& travel cost} \\
 = & \quad \text{Total}
 \end{aligned}$$

2.) Standard Trades Inspection Fee:

The inspection fees for Mechanical, Plumbing, Electrical, Energy, Accessibility and Fire Protection are computed at 25 percent of the Building inspection fee for each discipline. Multiple prime contracts will be computed the same as a building inspection fee and combined prime contract fees shall be no less than a single contract fee, distributed on a percentage of total basis.

Inspection Fee Example (excluding plan review and application fee):

Type of Construction: **2B** Height: **1 story, 12 feet** Use Group: **B** Area/Floor: **9,000 sq. ft.**

| | | |
|----------|---|-------------------|
| Solution | | |
| 1 | Gross square footage: 1 story X 9,000 square feet | 9,000 sq. ft. |
| 2 | Compute estimated construction value | |
| | Type of construction factor | 1.02 |
| | Gross area modifier | 67 |
| | Estimated construction value (30000 X 1.02 X 67 | \$615,060.00 |
| 3 | Compute basic inspection fee | |
| | Building: \$615,060.00. X .002 | \$1,230.12 |
| | Mechanical, Plumbing, Electrical: (.25 X \$1230.12) X 3 | \$922.59 |
| 4 | Total inspection fees | \$2,152.71 |
| 5 | PMCA Discount fee: X .80 (if applicable**) | \$1,722 |

* Pricing schedules assume that the project will not cause an increase in our insurance costs.

** Discounts may be given for warehouses, building shells, or repetitive work at the discretion of the plan review and inspection departments

▶ A \$75 Application/Processing fee is applied for projects on this fee schedule. ◀

► Commercial Plan Reviews ◀

Our Commercial Plan review fees are calculated according to the Standard Building Valuation Data (as periodically published by the ICC) or actual cost of construction as follows:

1.) Standard Commercial Building Plan Review Fee:

- A.) Estimated Construction Value \$ 0. to \$ 1,250,000. = Construction value X .0015 (\$150 Minimum)
- B.) Estimated Construction Value \$ 1,250,000. to \$ 5,000,000. = \$1,875. + (.0005 X construction value over \$1,250,000.)
- C.) Estimated Construction Value over \$5,000,000. = \$3,750. + (.0004 X construction value over \$5,000,000.)

2.) Standard Trades Plan Review Fee:

Plan review for mechanical, plumbing, electrical, energy, accessibility and fire protection is computed at 25% of the building plan review fee for each discipline. (\$150 minimum) unless otherwise determined.

Special pricing may be given to buildings such as warehouses due to their relative simplicity or structures with repetitive features such as high rise buildings

Refer to the Supplemental Fee Schedule when applicable.

Plan Review Fee Example (excluding plan review and application fee):

Type of Construction: **2B** Height: **3 stories, 34 feet** Use Group: **B** Area/Floor: **9,000 sq. ft.**

| | | |
|----------|---|-------------------|
| 1 | Gross Square footage: 3 stories X 9,000 square feet | 27,000 sq. ft. |
| 2 | Compute estimated construction value | |
| | Regional Modifier | 1.02 |
| | Square foot cost of construction | 65 |
| | Estimated construction Value (30,000 X 1.02 X 67*) | \$1,790,100.00 |
| 3 | Compute Plan Review Fee | |
| | Building: \$1,875 + [(\$1,790,100 - \$1,250,000) X (.0005)] | \$2,145.05 |
| | Mechanical, Plumbing, Electrical: (.25 X \$2,145) X 3 | \$1,608.75 |
| 4 | Total ICC Based Plan Review Fee | \$3,753.80 |

- * (Gross area modifier of 67 as example, actually based on the average building cost per square foot in the geographic area.)
- This formula does not reflect changes that ICC may have made to their fee schedule. We will use other plan review services that meet our criteria for consistent quality and charge the same or less than ICC reviews.

Plan reviews only covering the requirements of mechanical, plumbing and other disciplines are available, each for a fee of 25% of the applicable building code review fee. **Plan reviews for electrical code compliance shall be provided at a fee of 35% of the applicable building code review fee**, excluding reviews for any use included in the Institutional or "I" Use Group classification. Reviews done for the excluded use classification shall be based upon the degree of complexity

We offer preliminary plan review services for a fee of 50% of the full plan review fee cost. Preliminary plan reviews typically address such code requirements as: use and occupancy classification, type of construction, height and area calculations, means of egress, fire restrictive construction requirements and so forth.

Any preliminary plan review fee payment will be credited towards the final cost of a complete plan review process.

► A \$75 Application/Processing fee is applied for projects on this fee schedule. ◀



Chambersburg Office: 380 Wayne Ave. Chambersburg, PA 17201 **Phone:** 717 496-4996
Bedford Office: 125 S. Richard Street, Suite 102, Bedford, PA 15522 **Phone:** 814 310-2326
Somerset Office: 318 Georgian Place, Somerset, PA 15501 **Phone:** 814 444-6112
Adams Office: 1895B York Road, Gettysburg, PA 17325 **Phone:** 717 321-9046
Email: pmca@pacodealliance.com **Website:** https://pacodealliance.com/

▶ 2021 PMCA ELECTRICAL FEE SCHEDULE ◀

ROUGH WIRING INSPECTION

All switches, lighting, & receptacles to be counted as outlets
 1-25 outlets \$50
 Each additional 10 outlets or fraction thereof \$20

FINISH INSPECTION

All switches, lighting, & receptacles to be counted as outlets
 1-25 outlets \$50
 Each additional 10 outlets or fraction thereof \$20

EQUIPMENT & APPLIANCES

Outlet for single unit 15 kW or less \$40
 For each additional outlet 15 kW or less \$20

MOTORS, GENERATORS, TRANSFORMERS, CENTRAL HEATING, DUCT HEATERS, AIR COND., ELEC. FURNACES, AND WELDERS

Less than 1¼ HP, kW, or kVA first unit \$35
 1¼ HP, kW, or kVA to 30 HP, kW, or kVA each \$40
 30 HP, kW, or kVA to 50 HP, kW, or kVA each \$65
 Over 50 HP, kW, or kVA each \$75

FEEDERS OR SUB PANELS

Up to 225 Amp \$25
 Over 225 Amp. to 400 Amp \$30
 Over 400 Amp. to 1200 Amp \$50
 Over 1200 Amp \$115

PUBLIC POOLS AND SPAS

State required Inspection (Dept. of Health) – Apply for pricing

SERVICE – METERING EQUIPMENT UP TO 600 VOLTS

Not Over 200 Amp \$75
 200 Amp - 400 Amp \$85
 Over 400 Amp to 800 Amp \$120
 Over 800 Amp to 1000 Amp \$175
 Over 1000 Amp including one control center \$275
 Each Additional Control Center \$150
 Over 600 Volts - Add \$50 per category

PRIMARY TRANSFORMERS, VAULTS, ENCLOSURE, SUB-STATIONS

Not over 200 kVA \$95
 Over 200 to 500 kVA \$125
 Over 500 to 1000 kVA \$175
 Over 1000 kVA (minimum plus consultation fee) \$195

NOTE: Above applies to each bank of transformers

SIGNALING SYSTEMS

For the first 15 devices \$65
 For each additional 5 devices \$20

MODULAR HOMES, MINOR ALTERATIONS & ADDITIONS

Service and 1 to 25 outlets (single visit only) \$80

MOBILE HOMES

Service Including Feeder or Receptacle
 Service Visit Only \$70
 Service Additional Meter \$30

Special Service and/or conditions not provided for in this schedule apply for fee \$50 (Minimum Charge)

This fee schedule is effective 01-01-17

▶ Electrical and Fire Inspection-Enforcing and Consulting Service ◀

2021 PMCA Electrical Fee Schedule



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Property Maintenance & Regulated Rental Fee Schedule

Systematic, Municipal, or Owner Inspection Fee

| | |
|---|--|
| Single family dwelling..... | \$75 |
| Duplex / Two unit apartment..... | \$150 |
| Apartment / Multi-Unit Building..... | \$150 for first 2 units / \$50 for each unit over 2 if within the same Municipal License Number |
| (Apartment: Building designed and used exclusively as a residence for 3 or more families living independently of each other.) | |
| Hotel..... | \$150, plus \$20 for each unit over 3 |
| First Re-Inspection: Fee same as above unless determined to be a minor violation by the inspector | |
| Subsequent Re-Inspection(s):..... | \$100.00 per unit |

Commercial and Industrial

Hourly Rate of \$45 an hour to apply. Minimum of 2 hours.

Code Enforcement Fees

| | |
|--|-------------------------------------|
| Trip charges..... | \$75 each trip per unit |
| Court Appearance..... | \$75 per hour |
| Filing Fees..... | Actual Cost to file |
| Additional Service not covered in this fee schedule..... | \$45 per hour (or as per agreement) |
| Residential Properties with any Non-Residential Use..... | \$75 per visit |
| Properties with only Non-Residential Use..... | \$45 Hourly Rate |

Nuisance Abatements Performed by the Municipality

| | |
|-----------------------------|--|
| Abatement Charges..... | Cost to remove nuisance |
| Civil Penalty..... | As per Ordinance |
| Administrative Charges..... | \$45 per hour for jobs not otherwise accounted for in this fee schedule |

Disabled Vehicle Fees and Penalties

| | |
|-----------------------------|--|
| Removal of Vehicle..... | Cost to remove vehicle |
| Civil Penalty..... | As Per Ordinance |
| Administrative Charges..... | \$45 per hour for jobs not otherwise accounted for in this fee schedule |

Additional Fees

| | |
|---------------------------|-------------------------------------|
| Hearing Filing Fee..... | \$45 per hour |
| Title Reports..... | Equal to the cost of a title report |
| County Recording Fee..... | Equal to the cost of charges |

- Other fees may be included from time to time by agreement and adoption with the Municipality and PMCA

RESOLVED THIS 3rd day of February, 2021 by the Board of Supervisors of Tyrone Township, Adams County, Pennsylvania

ATTEST:

Sydney McFadden

Sydney McFadden
Assistant Secretary

Russell L. Raub

Russell L. Raub
Chairman