

TOWNSHIP of UPPER PROVIDENCE

SCHEDULE OF FEES
revised February 4, 2008

BUILDING - NEW CONSTRUCTION

<u>Type</u>	<u>Fee</u>
a) Residential	
Single-family and Two-family Dwellings	\$850 for the first 2,000 square feet plus \$95 for each additional 500 square feet or fraction thereof; (includes attics, basements, crawl spaces 6 feet or higher, and attached garages)
Multi-unit Buildings (includes apartment buildings, condominiums, motels, hotels, & townhouses)	\$900 per Unit/Room
b) All Other Use Groups (except U)	\$.40 per square foot 1 to 10,000 sq. ft. \$.35 per square foot 10,001 to 100,000 sq. ft. \$.30 per square foot 100,001 to 500,000 sq. ft. \$.20 per square foot 500,001 sq. ft. and up
	Minimum Fee - \$200.00
	Fees required for special engineering review are to be paid by the applicant in addition to the standard fee. (IE: sprinkler, structural, HVAC, etc.) Requirements for special engineering review to be determined by the Township.

c) Accessory Building (Use Group U)

1. ALL USE GROUPS (SINGLE FAMILY DETACHED AND > 500 SQ. FT.)
(IF < 500 SQ. FT. SEE ZONING PERMITS)

For single-family or two-family residential buildings (Sheds, Garages, Pole Barns Decks etc.)	Over 500 sq. ft. square feet \$130 for the first 650 square feet plus \$10 for each additional 100 square feet or fraction thereof
For residential other than Detached single family (Sheds, Garages, Pole Barns, Decks Etc.)	Less than 500 sq. ft. \$50.00
For Commercial, Institutional and Non-residential buildings	\$350 for the first 500 square feet plus \$50 for each additional 500 square feet or fraction thereof

2. ZONING PERMITS FOR SINGLE FAMILY “DETACHED” ACCESSORY STRUCTURES LESS THAN 500 SQUARE FEET AND AGRICULTURAL BUILDINGS.

For single family detached Structures. (Sheds, Garages, Pole Barns, Decks etc.)	\$45.00
For Agricultural Building (As defined under Act 45, other agricultural structures shall be charged at 50% of Commercial rate for new construction)	\$45.00

BUILDING - ADDITIONS

<u>Type</u>	<u>Fee</u>
a) Residential	\$130 for the first 300 square feet or fraction thereof, plus \$30 for each additional 250 square feet or fraction thereof
b) All Other Use Groups (except U)	Same As New Construction

BUILDING - ALTERATIONS, REPAIRS

<u>Type</u>	<u>Fee</u>
a) Existing Residential Buildings	\$90 per \$5,000 in value or fraction thereof plus \$10 for each additional \$1,000 in value or fraction thereof
Re-roof	\$65.00
b) All Other Use Groups (except U)	\$450 per \$10,000 in value or fraction thereof, plus \$10 for each additional \$1,000 in value or fraction thereof
Re-roof	\$120.00 + \$5.00 per \$1000 in value or fraction thereof. (over \$10,000)

BUILDING - MISCELLANEOUS

<u>Type</u>	<u>Fee</u>
a) Swimming Pools	\$20 per \$1,000 in value or fraction thereof. Minimum fee \$60.00
b) Demolition	
- Accessory	\$50
- Residential	\$130
- All Other Use Groups (except U)	\$200 for 50,000 square feet or fraction thereof, plus \$50 for each additional 5,000 square feet or fraction thereof
c) Building Moving Permit	\$1 per \$100 of estimated cost of moving plus foundation costs and all other work necessary to replace building
d) Reinspection Fee	\$50 per inspection for those inspections required over and above those normally required to comply with the Building Code as established by the Code Official.
e) Failure to obtain required permits	Should the applicant fail to obtain the required building, fire, zoning, plumbing, mechanical or electrical permit, fees are doubled at the discretion of the Code Official

f) Appeals to the Board of Appeals For Building or Fire Code issues \$250.00 Plus reasonable fees for hearing administration; ie: legal, transcripts, etc.

g) Plan Reviews: (not included as part of a regular permit)
Residential \$150.00
Commercial \$150.00 + \$.05 per sq. ft.

h) State Assessments pursuant to Act 13 shall be added to each appropriate permit. \$4.00*

* This fee is assessed by the Commonwealth of PA and is subject to change if the Commonwealth changes their assessment.

PLUMBING/SEWAGE

<u>Type</u>	<u>Fee</u>
a) Tapping Fee Code of the Township of Upper Providence §143-10.; Resolution #2005-19 Dated May 31, 2005 / Effective July 1, 2005	Capacity Part: \$1,300.00/household* \$ 5.20/gpd ** (non-household) Reimbursement Part: <u>Rittenhouse Road Trunk Sewer (2002)</u> \$ 390.00/household
b) Sewer Certification Fee (to be submitted with request form)	\$15
c) Plumbing Work - Residential	For residential plumbing that is not permitted as part of a regular building permit there shall be a minimum fee of \$20.00 or \$5.00 per drainage fixture unit, as established by Table 709.1 International Plumbing Code 2003 Ed., whichever is greater.

d) All other Plumbing Work

For all other plumbing work that is not permitted as part of a regular building permit there shall be a minimum fee of \$60.00 or \$10.00 per drainage fixture unit as established by Table 709.1 of the International Plumbing Code 2003 Ed., whichever is greater.

HVAC / ELECTRICAL

a) HVAC Permits

For all other HVAC work that is not permitted as part of a regular building permit there shall be a minimum charge of \$90.00 for residential and \$120.00 for commercial.

b) Electrical Permits

For all other electrical work that is not permitted as part of a regular building permit there shall be a charge of \$45.00. (It should be noted that this is an administrative permit and inspections are to be done by certified third party electrical inspectors who will charge prevailing fees for their inspection services.)

**Fire Protection
Systems and Services**

Add \$4.00 per permit for State Surcharge

**Installation/ Modification of an Automatic Sprinkler System
IFC 105.7.1**

NUMBER OF SPRINKLERS	PLAN REVIEW & INSPECTION FEE
1 to 20	\$155.00
21 to 100	\$340.00
101 to 200	\$680.00
201 to 300	\$920.00
301 to 500	\$1,620.00
Over 500	\$1,620.00 plus \$1.16 for each sprinkler over 500

➤ 50% off above fees for office and mall tenant areas that have had the base building typical tenant area system previously reviewed by this office, but not less than the minimum fee.

➤ **Minimum fee** – \$155.00

**Installation/ Modification of Restaurant Wet Chemical System
IFC 105.7.1**

NUMBER OF NOZZLES	PLAN REVIEW & INSPECTION FEE
1 to 15	\$250.00
16 to 30	\$390.00
31 to 50	\$625.00
Over 50	\$625.00 plus \$ 10.00 for each nozzle over 50

**Installation/ Modification of Gas Suppression or Dry Chemical System
IFC 105.7.1**

POUNDS OF SUPPRESSION AGENT	PLAN REVIEW & INSPECTION FEE One final inspection – no preliminary inspection is required
1 to 50	\$330.00
51 to 100	\$400.00
101 to 200	\$410.00
201 to 300	\$430.00
301 to 400	\$465.00
401 to 500	\$865.00
501 to 750	\$925.00
751 to 1,000	\$980.00
Over 1,000	\$980.00 plus \$.46 for each pound of Agent over 1,000

**Install, Repair Damage To, Abandon, Remove, Place Temporarily Out of Service, Close, or Substantially Modify a Compressed Gas System
IFC 105.7.3**

TYPE OF SYSTEM	PLAN REVIEW & INSPECTION FEE
Compressed Gas	\$150.00 flat rate per system

**Installation/ Modification of Fire Alarm & Detection System
IFC 105.7.4**

NUMBER OF ALARM DEVICES	PLAN REVIEW & INSPECTION FEE
1 to 10	\$255.00
11 to 25	\$360.00
26 to 50	\$540.00
51 to 75	\$1,020.00
76 to 100	\$1,170.00
101 to 200	\$1,335.00
Over 200	\$2000.00 plus \$4.00 per additional device over 200

**Installation/ Modification of Fire Pumps, Standpipe Systems,
and Underground Water Main Systems/ Private Fire Hydrants
IFC 105.7.5, 105.7.12, and 105.7.10**

TYPE OF SYSTEM	PLAN REVIEW & INSPECTION FEE
Fire Pumps	\$255.00
Standpipe Systems	\$275.00 per Standpipe
Underground Water Main/ Private Fire Hydrants	\$360.00

**Repair/Modify a Pipeline for the Transportation of Flammable or Combustible Liquids OR Install,
Construct or Alter Terminals, Fuel-Dispensing Stations or Other Similar Facilities
IFC 105.7.6**

TYPE OF SYSTEM	PLAN REVIEW & INSPECTION FEE
Pipeline, Terminal or Fuel Dispensing Station	\$50.00 for the first \$1,000.00 of cost, \$25.00 for each additional \$ 1,000.00 or fraction thereof Minimum permit \$200

**Install, Alter, Remove, Abandon or Dispose of a Flammable or Combustible Liquids Tank
IFC 105.7.6**

TYPE/ SIZE OF TANK	PLAN REVIEW & INSPECTION FEE
Residential	\$50.00
Commercial Less than 5000 Gallons	\$150.00
Commercial Over 5000 Gallons	\$300.00

**Install, Repair Damage To, Abandon, Remove, Place Temporarily Out of Service, or Close, or Substantially Modify a Hazardous Materials Storage Facility or Other Area Regulated By Chapter 27 of the IFC
IFC 105.7.7**

TYPE OF SYSTEM	PLAN REVIEW & INSPECTION FEE
Hazardous Material	\$150.00 flat rate per system

**Installation of Industrial Ovens
IFC 105.7.8**

TYPE OF SYSTEM	PLAN REVIEW & INSPECTION FEE
Industrial Oven	\$150.00 flat rate per oven

**Installation of a Spray Room, Dip Tank or Booth
IFC 105.7.11**

TYPE OF SYSTEM	PLAN REVIEW & INSPECTION FEE
Spray Room, Dip Tank or Booth	\$50.00 for the first \$1,000.00 of cost, \$25.00 for each additional \$1,000.00 or fraction thereof - Minimum Fee of \$150.00

Erection of Temporary Membrane Structures, Tents & Canopies
IFC 105.7.13

TYPE	PLAN REVIEW & INSPECTION FEE
Temporary Membrane Structure, Tent, Canopy	\$50.00 flat rate

Non Residential Only – (Air Supported Temporary Membrane Structure or a Tent Having an Area in Excess of 200 Square Feet or a Canopy in Excess of 400 Square Feet)

Fireworks (Public Display)
IFC 105.6.14 & 3301.2

TYPE	PLAN REVIEW & INSPECTION FEE
Public Fireworks Display	\$150.00 flat rate

Open Burning Permits
IFC 105.6.30 & 307.2

TYPE	PLAN REVIEW & INSPECTION FEE
Open Burning	NO FEE

Annual Fire & Life Safety Inspections

SQUARE FEET	INSPECTION FEE
Up to 3,000	\$50.00
3,001 to 5,000	\$85.00
5,001 to 10,000	\$140.00
10,001 to 30,000	\$175.00
30,001 to 50,000	\$200.00
50,001 to 100,000	\$350.00
Over 100,000	\$350.00 First 100,000 plus \$35.00 for each additional 10,000 Sq. ft.

**IFC Safety Plan Reviews
(Fees for specialty and outsourced reviews)**

CUBIC FEET	PLAN REVIEW & INSPECTION FEE
Up to 10,000	\$295.00
10,001 to 30,000	\$350.00
30,001 to 60,000	\$325.00
60,001 to 80,000	\$450.00
80,001 to 100,000	\$505.00
100,001 to 150,000	\$615.00
150,001 to 200,000	\$700.00
Over 200,000	\$700.00 plus \$1.85/ 10,000 cu. ft. over 200,00 cu. ft.

Identification Placard for Truss Construction

\$15.00 each

Fire Investigation Report

\$75.00

Fire Investigation Photographs

\$5.00 per Photograph and/ or \$100.00 per CD or DVD

(All photographs remain the property of Upper Providence Township and may not be reproduced or sold without written permission from the Township)

Failure to obtain required permits

Should a contractor/owner fail to obtain the required building, fire, zoning, plumbing, mechanical or electrical permit, fees are doubled at the discretion of the Construction Code Official.

ZONING

a) Zoning Map Amendments

- Residential \$650 plus \$25 for each dwelling unit permitted under the proposed district classification, plus court reporter's charge for pages of testimony in excess of 20 pages.
- Non-Residential \$650 plus \$125 per acre of lot area, plus court reporter's charge for pages of testimony in excess of 20 pages.

b) Zoning Ordinance Text Amendments \$1,500 plus court reporter's charge for pages of testimony in excess of 20 pages

c) Curative Amendments \$2,000 plus \$125 per acre of lot area, plus court reporter's charge for pages of testimony in excess of 20 pages

d) Postponements \$150 for any postponement requested by an applicant or necessitated by the failure of an applicant to appear at an announced hearing

e) Hearing Before the Zoning Hearing Board

- Residential \$350 plus \$50 per unit in excess of one unit
- Non-Residential \$750 plus \$150 per acre, plus court reporter's charge for pages of testimony in excess of 20 pages
- Challenges to the Validity of the Zoning Ordinance \$ 1,000
- Postponements \$150 for each postponement requested by an applicant or necessitated by the failure of the applicant to appear at an announced hearing

f) Use & Occupancy Permits

- New Single-Use Structure Included in building permit fee
- New Multi-Use Structure \$25 per use
- Change in Existing Use: \$50
- Certificate of Compliance
Residential \$10

Commercial \$50

- Re-issue of Existing U & O \$10
Permit or Additional Copies

g) Fence Permits \$15 per \$1,000 in value, or fraction thereof.
Minimum fee \$35.00

h) Signs

- Temporary Signs \$35 plus \$50 removal deposit (political signs)
Code of Upper Providence Township Section 182-154

- Special Sales \$35 plus \$50 removal deposit
Code of Upper Providence Township Section 182-155

- All Other Signs \$50 under 25 square feet
\$75 over 25 square feet

SUBDIVISION/LAND DEVELOPMENT PLANS

Fee in lieu of open-space land dedication \$4,000 per dwelling unit

reference: Upper Providence Code §154-40.6.B

APPLICATION FILING FEES

a) Tentative Sketch Plan

- Residential

Less than 25 lots/units \$1,000
25 lots/units or more \$1,500

- Non-Residential

Less than 10 acres \$1,500
or less than 50,000 s.f.
gross floor area

10 acres or more \$2,500
or 50,000 s.f. or more
gross floor area

b) Preliminary Plan

- Residential

Less than 25 lots/units	\$1,500
25 lots/units or more	\$3,500

- Non-Residential

Less than 10 acres or less than 50,000 s.f. gross floor area	\$2,500
10 acres or more or 50,000 s.f. or more gross floor area	\$3,500

c) Conditional Use Request

- Residential	\$1000
- Non-residential	\$2000

PLAN REVIEW ESCROW

In addition to the non-refundable application fees described herein, each applicant, owner, subdivider, or developer seeking approval of any zoning change (map or text) amendment, curative amendment, subdivision ordinance amendment, or any plan for subdivision or land development shall place into escrow with the Township, at the time of application, an amount as outlined below to cover all costs of engineering reviews and/or inspections, professional planning review (not to include the Montgomery County Planning Commission application fee), specialized legal services, and other professional services used by the Township in connection with the application. From this escrow, the Township shall pay invoices of these professionals, as they become due. When the escrow amount is determined to have become insufficient during the processing of an application, the Township may request additional funds from the applicant before the application is processed further. Any amount remaining in the plan review escrow account after the applicant's Final Plan has been recorded and the associated Development Escrow Agreement has been executed, and all invoices related to that application have been paid, will be refunded to the applicant.

PLAN REVIEW ESCROW AMOUNTS REQUIRED

a) Zoning Change/Curative Amendment	\$5,000
b) Subdivision Ordinance Amendment	\$1,500
c) Grading Permit	\$45 plus Township Engineer's review and inspection charges.

d) Subdivision/Land Development Plans (Escrows)

Residential

- less than 5 lots/units	\$1,500
- 5 to 9 lots/units	\$2,500
- 10 to 24 lots/units	\$5,000
- 25 lots/units or more	\$7,500

Non-Residential Subdivision

- less than 10 lots/units	\$3,500
- 10 - 24 lots/units	\$5,000
- 25 lots/units or more	\$7,500

Non-Residential Land Development
(existing structures)

- less than 50,000 s.f.*	\$3,500
- 50,000 to 299,999 s.f.*	\$5,000
- 300,000 s.f. or more *	\$10,000

Non-Residential Land Development
(new structures)

- less than 50,000 s.ft.*	\$5,000
- 50,000 to 299,999 s.ft.*	\$10,000
- 300,000 s.f. or more *	\$25,000

* S.F. (square feet) figures above refer to Gross Floor Area.

RECREATION

Scheduled Field & Facilities Usage	\$500
+\$250 refundable security deposit	
Tournament Fees	\$500 per tournament
+\$250 refundable security deposit	
Single Event Fee	\$ 50 per event
+\$250 refundable security deposit	

Re-adopted in its entirety by Resolution No. 90-7 (repealed Res. 86-33 & 88-8)
 Revised by Resolutions 91-11, 93-6, 96-38, 97-3, 2004-10, 2004-23, 2005-4, 2005-19, 2006-15, 2006-56
 Last revised by Resolution No. 2008-11, dated February 4, 2008