

**Borough of Chester Heights**  
Delaware County, Pennsylvania

**Resolution No. LD-05-C**

A RESOLUTION OF THE BOROUGH OF CHESTER HEIGHTS, DELAWARE COUNTY, PENNSYLVANIA, AUTHORIZING BOROUGH COUNCIL TO ESTABLISH A FEE SCHEDULE FOR BUILDING PERMITS.

**WHEREAS**, the Borough has established a fee schedule for building permits within the Borough; and

**WHEREAS**, by the Building Code of the Borough of Chester Heights, as amended on MAY 25, 2004 by the adoption of the Pennsylvania UCC, the Borough of Chester Heights fixed by resolution the amount of fees paid for building permits; and,

**WHEREAS**, the Building Code Official has recommended to Borough Council that the fees be amended; and

**WHEREAS**, Borough Council accepts the recommendation(s) of the Building Code Official and the fee schedule contained therein, subject to subsequent modification by resolution of Borough Council;

Therefore, be it resolved, that the Borough of Chester Heights Schedule for Permit Fees, shall be established, effective this date as follows:

There shall be a minimum fee of **\$125.00** for any Building Permit application, unless otherwise stated herein.

The mandatory PA State Surcharge of **\$ 2.00** for **all permits issued** shall be added to the cost of each Building Permit fee.

**All Building Applications** (excluding all non-reviewable permits, see below) shall be subject to a Zoning Review pursuant to the Zoning Code of the Borough of Chester Heights, the fee of which shall be **\$ 75.00**.

Duplication of Issued Permit: **\$ 10.00**.

**Inspections, Re-Inspections, Return for Un-Prepared Inspections:**

All inspections require a minimum 48 hours notice with the exception of sewer and water tie-ins, which require a minimum of 24 hour notice. In addition to the established fees listed below and in other resolutions, should the Code Official be required to re-inspect code related construction and/or violations, the Building Permit Application shall pay the following additional fee(s) of: **\$ 75.00 for each such inspection.**

**Preliminary Plan Review:** a fee shall be charged for each set of plans submitted for a "preliminary plan review". This review would not constitute "final" project code compliance, but only as an overview of the scope. It may include one evaluation meeting to discuss project particulars:

Use Group R-3, less than 400 sq ft:	\$ 75.00
Use Group R-3, greater than 400 sq ft:	\$ 150.00
Use Group R-2, less than 10,000 sq ft:	\$ 500.00
Use Group R-2, greater 10,000 sq ft:	\$ 750.00
Use Group R-1, less than 10,000 sq ft:	\$ 500.00
Use Group R-1, greater 10,000 sq ft:	\$ 750.00

**Other Use Groups:**

Up to 5,000 sq ft:	\$ 500.00
5,001 sq ft to 10,000 sq ft:	\$ 750.00
Greater than 10,000 sq ft:	\$1,000.00

**Use & Occupancy Certificates:**

For Residential, no additional fee;

For all other Use Groups; Certificate of Use: **\$ 50.00**, Certificate of Occupancy: **\$125.00**.

**Re-Funding of Permit Fees:** Any request for refund of fees must be made in writing and addressed to the attention of the Building Code Official, no later than six months from the date of payment

or issuance of permits, whichever is longer.

Any request past the six month period shall not be accepted.

An administrative cost fee of 35% shall be deducted from the original fee amount requested.

**A. Residential:** the value on which fees shall be computed based on the following methods.

The permit fee shall be a multiplier of **0.0065** times the total estimated value in dollars:

<b><u>Residential: Single Family</u></b>	<b><u>Net Value/Square Foot*</u></b>	<b><u>Use Group</u></b>
(1-3) Storey	\$ 80.00	R-3
(2-3) Storey Townhouse	\$ 60.00	R-3
(1-3) Storey Addition - All	\$ 80.00	R-3
Basements, Finished/Unfinished	\$ 35.00/\$ 15.00	R-3 Accessory
Attics, Finished	\$ 25.00	R-3 Accessory
Garage, Attached	\$ 40.00	R-3 Accessory
Porches, Open/Closed	\$ 35.00/\$ 65.00	R-3 Accessory

<b><u>Residential: Apartment</u></b>	<b><u>Net Value/Square Foot*</u></b>	<b><u>Use Group</u></b>
(All) Storey	\$ 75.00	R-2

<b><u>Residential: Hotel/Motel</u></b>	<b><u>Net Value/Square Foot*</u></b>	<b><u>Use Group</u></b>
(All) Storey	\$ 85.00	R-1

**Residential: Detached Accessory Structures 500 square feet or more:**

Garages, Greenhouses, Sheds, Decks \$100.00 for \$1,000.00, \$ 25.00 each \$1,000.00\*\*

**Residential: Alterations & Renovations:**

All Structures: \$100.00 up to \$500.00, \$ 20.00 each \$1,000.00\*\*

**Residential: Demolition:**

All Structures: \$ 50.00 up to \$500.00, \$ 10.00 each \$ 500.00\*\*

**Residential: Re-Roofing:** in excess of 25% of the existing roof:

All Structures: \$ 25.00 up to \$500.00, \$ 10.00 each \$1,000.00\*\*

**Residential: Swimming Pools:** equal to or greater than 24 inches deep:

In-Ground: \$400.00

Above Ground: \$ 75.00

(\*) Less Plumbing, Mechanical & Electrical

(\*\*) or a fraction thereof

**B. Commercial:** Fees shall be based on the owner-submitted Contract or a reasonable cost estimate, by not less than the applicable estimated construction "worth" indices provided by "Means" 2005 or latest edition:

First \$1,000.00 of costs: \$250.00  
 Each Additional \$1,000.00 \$ 25.00

<b><u>Commercial, Non-Residential</u></b>	<b><u>"Means" Commercial Indices*</u></b>	<b><u>Use Group</u></b>
Nursing Home	\$100.00	I-1
Hospital	\$120.00	I-2
Correctional Facility	\$150.00	I-2
Medical Offices	\$110.00	B
Offices	\$100.00	B
Banks	\$150.00	B
Post Office	\$ 80.00	B
Country Club	\$130.00	A-2
Social Club/Banquet Room	\$ 85.00	A-2, A-3
Church	\$120.00	A-4
Movie Theater	\$100.00	A-1
Restaurant including Fast Food	\$110.00	A-3
Dealership	\$ 70.00	M, S-1
Automobile, Repair Shop	\$ 80.00	S-1
Service Station, Garage	\$120.00	S-1
Factory, Industrial	\$ 60.00	F-1, F-2
Warehouse	\$ 60.00	S-2, S-3
Self Storage Warehouse	\$ 75.00	S-2
School	\$ 80.00	E
Stores:"Strip", Department	\$ 65.00	B
Supermarket	\$ 80.00	B
Car Wash	\$180.00	B
Fire Station	\$ 80.00	B
Swimming Pools, Enclosed Public	\$140.00	A

**Commercial: Detached Accessory Structures 500 square feet or more:**

All Structures: \$100.00 for \$1,000.00, \$ 25.00 each \$1,000.00\*\*

**Commercial: Alterations & Renovations:**

All Structures: \$125.00 up to \$500.00, \$ 25.00 each \$1,000.00\*\*

**Commercial: Re-Roofing:** in excess of 25% of the existing roof:

All Structures: \$ 50.00 up to \$500.00, \$ 25.00 each \$1,000.00\*\*

**Commercial: Demolition:**

All Structures: \$ 50.00 up to \$500.00, \$ 10.00 each \$ 500.00\*\*

**Commercial: Swimming Pools:** equal to or greater than 24 inches deep:

In-Ground: \$850.00

(\*) Less Plumbing, Mechanical & Electrical

(\*\*) or a fraction thereof

**C. Communication Towers:**

New Tower: \$750.00  
Attachment to Existing Tower: \$500.00

**D. Tennis Courts:** (Lighted Courts require Electrical Permits)

All: \$250.00

**E. Trailers: Temporary:**

All: \$250.00 for every 6 month period, max 12 months

**F. Signs:**

All without Lighting \$100.00 up to \$500.00, \$ 25.00 each \$1,000.00\*\*  
All with Lighting \$100.00 additional to above  
All: Face Change of Existing Sign \$ 75.00 each side  
All Temporary Signs \$125.00  
All Annual Sign Permit Renewal \$ 50.00

(\*) Less Plumbing, Mechanical & Electrical  
(\*\*) or a fraction thereof

**G. Plumbing Permit Fees:** refer to separate resolution.

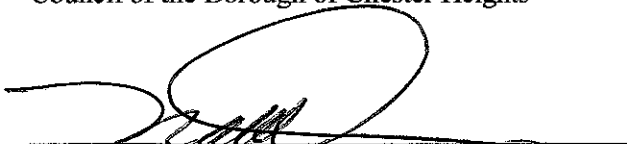
**H. Fire Inspection Fees:** refer to separate resolution.

**I. Electrical Inspection Fees:** refer to separate resolution.

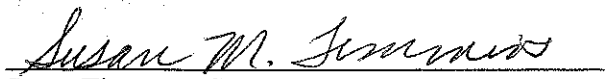
All fees related to building permits shall be paid to the Borough of Chester Heights prior to any work being performed by the applicant.

RESOLVED this 3<sup>rd</sup> day of 10, 2005

Council of the Borough of Chester Heights

  
Michael Pierce, President

ATTEST

  
Susan Timmons, Secretary