

Building/Zoning Permit Fee Structure

SECTION A - Calculation of Fees

- 1. Square Foot Basis** – The square footage shall be calculated on the “out-to-out” dimensions of the building or structure and shall include all areas, whether finished or unfinished, that have a minimum headroom of 7 feet. Areas included, but not limited to, basements, baths, hallways, stairways, utility rooms, storage rooms, lobbies, attached and detached garages, decks, patios, foyers, and attics. Final determination shall be made by the Building Code Official (BCO).
- 2. Certificate of Occupancy** – See Section D 2, for a listing of the fees and when a Certificate of Occupancy is required.
- 3. Multiple Permits** – When a single project consists of multiple buildings or structures and/or signs, separate applications and permits may be required for each element. See Section G for Miscellaneous/Permits fees and details.
- 4. Building Plan Review Fees** – The Building Permit fee will include one (1) review of building plans and related documents. Fees for additional reviews, as may be required due to revisions to the original plans and/or related documents, will be invoiced to the permit holder as set forth at Section F.
- 5. Inspection Fees** – The Building permit fee shall include inspections for each of the following items: footing, foundation, rough framing, steel, accessibility, life safety, energy, wallboard and final. Other permits e.g., plumbing, mechanical, etc., inspections will be determined according to the scope of the work being performed. The permit holder will be responsible for scheduling inspections with the Township inspection staff. The fees for any re-inspections, as may be required due to an item failing the initial inspection, will be invoiced to the permit holder as set forth at Section F.
- 6. State Surcharge** – The Building Permit fee schedule will include the State surcharge pursuant to Act 13 of 2004. The State Surcharge is currently \$4.00, but is subject to change by the Commonwealth of PA.
- 7. Drawings/Plans** – Building permits must include submission of 2 sets of building plans for residential and 3 sets of building plans for commercial. All new construction building permits must include a plot plan. Building plans and/or plot plans may be requested for other permit applications when such information is necessary to process the permit.
- 8. Residential Electrical inspection** will typically be done in house for one and two family residential units, rough in, service and a final.
- 9. Commercial Electrical plan review and Electric Inspections** are done by a contractor for the Township. The applicant will be billed for this cost.
- 10. Insurance** – A general contractor, including a homeowner acting as his/her own general contractor, is responsible for obtaining the insurance certificates for sub-contractors.
- 11. Additional Fee Schedules** – Cumru Township maintains additional fee schedules (e.g., Planning, Zoning Hearing Board, tap-in for sewer, copies, etc. [not a comprehensive list]). The fee schedule detailed below does not include all fees assessed by Cumru Township.

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- 12. Storm Water** – The Cumru Township Storm Water Ordinance may require additional documentation, fees, and/or inspection in relation to a building project for installation of storm water Best Management Practices (BMPs), such as swales or infiltration beds (not a comprehensive list). Such fees may involve reimbursement to the Township for engineering review.
- 13. Temporary** – For purposes of this fee schedule, ‘temporary’ shall be defined as 180 days in accordance with the building code, unless otherwise stated.

SECTION B – Residential Permits (Non-commercial) regulated by the International Residential Code

- 1. New one and two family dwellings according to the International Residential Code:** The following permits are included: electrical, mechanical, plumbing, sprinkler system, fire and security alarm system, and a Certificate of Occupancy.

Zoning Review	\$60.00
Building Permit	\$250.00 + \$0.40/square foot

- 2. Alteration/Renovations/Repair.** Other permits and fees may be required, depending upon the scope of the project.

Re-issue of a CO Inspection required	\$25.00
Building Permit fee, if an inspection is required	\$120.00
Each additional inspection	\$60.00
Remodel of Bath or Kitchen inspection fee	\$65.00
Electrical Permit if required	\$65.00 + \$65.00 for each additional Inspection

- 3. Accessory building or detached structure, e.g., patio, shed (greater than 140 sq.ft.), detached garage, pole barns, greenhouses.** Other permits and fees may be required, depending upon the scope of the project.

Zoning Review	\$60.00
Building Permit	\$50.00 + \$0.20/square foot
Shed and Patio less than 140 sq. ft. Zoning Review only \$50.00	

- 4. Addition to residential building and/or residential accessory building, e.g., carport, porch, deck.** The following permits are included: electrical, sprinkler system, fire and security alarm system, and a Certificate of Occupancy. Other permits may be required.

Zoning Review (if applicable)	\$50.00
Building Permit	\$150.00 + \$0.40/square foot

- 5. Manufactured or Industrialized Home installation.** Electrical permit is required. Permit includes footing and foundation inspections and a Certificate of Occupancy. Other permits may be required.

Electrical Permit	\$65.00 per inspection.
Zoning Review	\$60.00
Building Permit	\$500.00

- 6. Swimming Pool.** (Water depth 24” or greater). Fence permit included. Free-standing deck additional fee as accessory structure.

Zoning Review	\$60.00
Swimming Pool Permit	
Above ground, including spa and hot tub	\$100.00 + Electrical Permit Fees
In-ground	\$250.00 + Electrical Permit Fees
Storable Swimming Pool (Permit good for future years)	\$25.00 + Electrical Permit Fees

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Storable swimming pools are expected to be removed after 1 year as a temporary use. If not removed in 1 year or less, a storable pool will be re-inspected as an above ground pool. In ground pools require two electrical inspections, all others require only one @ \$65.00 each inspection

Demolition Permit

	Residential	\$100.00
	Accessory Structure	\$50.00
	When there is Public Sewer	\$50.00 Capping Fee
	Electrical Permit termination of service	\$65.00
7. <u>Sign Home Occupation Business</u> (4 square feet or less)		
	Zoning Review	\$30.00
8. <u>Fence Permit</u>	Zoning Review	\$60.00
9. <u>Shed & Patio</u> (less than 140 square feet)		
	Zoning Review	\$60.00
10. <u>Retaining Walls Over 4 Feet in Height</u>		
Note: Depending upon the specific project, a retaining wall may require review by the Township Engineer. If that is the case, the engineer's review fee will be billed to the applicant in addition to the fees below.		
	Zoning Review	\$60.00
	Building Permit	\$60.00
11. <u>Stationary Generators</u>	Generator Permit	\$125.00 – includes zoning review and 1 electrical inspection
12. <u>Solar Arrays, Wind Mills or other Renewable Energy Systems.</u>		
Includes electric permit		
Roof mounted - engineer structural certification required for roof mounted units:		
	Building Permit:	\$125.00 – includes zoning review and 1 electrical inspection
Ground mounted:		
	Building Permit	\$125.00 – includes zoning review and 1 electrical inspection

SECTION C – Commercial regulated by the International Building Code

1. **New Building/Addition:** Electrical plan review billed separately, see Section (A) (9). The following permits are included: electrical, mechanical, plumbing, sprinkler system, fire/security alarm system, and a Certificate of Occupancy.

Zoning Review	\$100.00
Building Permit	\$500.00 +\$0.60/square foot

2. **Alteration/Renovations/Repair.** Electrical plan review billed separately, see Section (A) (9). The following permits are included: electrical, sprinkler system, fire and security alarm system, and a Certificate of Occupancy. Other permits may be required, such as a Zoning Permit for a change in or review of Use (see Section D.1)

Building Permit	\$400.00 + \$0.30/square foot
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3. **Accessory Building.** Other permits and fees may be required, depending upon the scope of the project.

Zoning Review	\$100.00
Clothing Drop-Off Box	\$100.00
Building Permit:	
140 square feet or less:	\$200.00
141 square feet and above	\$200.00 + \$0.30/square foot

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4. **Tent or temporary sales structure** (includes Christmas tree sales) – use up to 180 days.

Zoning Review	\$100.00
Building Permit	\$100.00 without banners with banners \$200.00

5. **Banners** (may be displayed up to 75 days)

	\$50.00/side
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6. **Sign.** Electrical permit fee additional if required. Electrical plan review billed separately.

Zoning Review	\$100.00
Sign Permit	
Wall and directional signage	\$100.00
Pylon sign additional (over 8 feet)	\$100.00

7. **Specialty Structure, e.g., tower, tank, etc.** Electrical permit fee additional, if required. Electrical plan review billed separately. Structural certification or other documentation may be required.

Zoning Review	\$100.00
Building Permit	\$200.00 + cost of engineering review fees

8. **Demolition Permit.**

Commercial Structures	200 sq. ft. or less	\$100.00
Commercial Structures	201 sq. ft. up to 3,000 sq. ft.	\$300.00
Commercial/Industrial	over 3,000 sq. ft.	\$500.00
When there is Public Sewer		\$50.00 Capping Fee
Electrical Permit might be required to verify termination of service.		\$65.00

9. **Commercial Swimming Pools.** Electrical permit fee additional if required. Electrical plan review billed separately.

Zoning Review	\$100.00
Swimming Pool Permit	\$400.00 + cost of engineering review fees

10. **Spas and Hot Tubs.** Electrical permit fee additional if required. Electrical plan review billed separately.

Zoning Review	\$100.00
Swimming Pool Permit	\$200.00 + cost of engineering review fees
Electrical Permit if required	\$65.00

11. **Stationary Generators.** Electrical permit included. Electrical plan review billed separately.

Zoning Review	\$100.00
Generator Permit	\$200.00

12. **Solar Arrays, Wind Mills, and other Renewable Energy Systems.** Includes electric permit, 3rd party inspector required. Other documentation may be required.

Roof mounted - engineer structural certification required for roof mounted units:

Building Permit	\$300.00
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Ground Solar Arrays and Wind Mills:

Zoning Review	\$100.00
Building Permit	\$300.00 plus \$ 0.20 sq. ft. on ground coverage

13. **Fence Permit**

Zoning Review	\$100.00
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14. Retaining Walls Over 4 Feet in Height.

Note: Depending upon the specific project, a retaining wall may require review by the Township Engineer. If that is the case, the engineer's review fee will be billed to the applicant in addition to the fees below.

Zoning Review	\$100.00
Building Permit	\$100.00

SECTION D – Change of Use and/or re-use for Existing Structures

1. Zoning Review for Use

Residential	\$60.00
Commercial	\$120.00

2. Certificate of Occupancy All buildings and structures intended for human occupancy will receive a Certificate of Occupancy. If a Certificate of Occupancy is requested, and is not included with a current Building Permit, the following fees apply;

Residential Inspection Required for the CO	\$75.00	Reissue	\$35.00
Commercial includes a fire safety survey	\$150.00	Reissue	\$60.00

3. Business License (Ordinance No. 663) issued for:

Business in a Residential Home, includes Group Homes	\$25.00
Commercial Building up to 1000 sq. ft.	\$50.00
Commercial Building 1,001 to 10,000 sq. ft.	\$75.00
Commercial Building 10,001 to 30,000 sq. ft.	\$100.00
Commercial Building over 30,000 sq. ft.	\$200.00 + \$2.50/1000 sq. ft. Rounded to nearest 1,000 sq. ft.
Government/Public	exempt

All Commercial Buildings and Government/Public include a fire survey report along with one return visit if necessary. After the second visit and each return visit thereafter to a, an additional \$ 100.00 fee will be charged.

SECTION E - Fire Protection – for plan review of certain fire safety system

1. Residential Monitored Sprinkler, Alarm, and Security Systems	\$100.00	
2. Kitchen Exhaust, and Pre-Engineered Fire Suppression Systems	\$150.00	
3. Fire Alarm Systems Review	20,000 sq. ft. or less	\$250.00
	Over 20,000 sq. ft.	\$500.00
4. Fire Sprinkler Systems Review	20,000 sq. ft. or less	\$250.00
	Over 20,000 sq. ft.	\$500.00

SECTION F – Building Plan Review

1. Review not related to submitted permit applications or when plans are resubmitted. If a permit is submitted within 90 days of review, then review fees will be applied toward the building permit fee.	\$60.00/hour
2. Re-Inspection Fee for all failed inspection.	\$120.00

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SECTION G – Miscellaneous and other Permits

1. **Electrical Permit.** Commercial Electrical Plan Review is billed separately, if required. See Section (A) (9).

Commercial Processing Fee in addition to section (A)(9)	\$35.00
Residential permit and 1 inspection	\$65.00
Residential processing fee	\$35.00

Electrical permit not required for replacing a meter.

2. **Plumbing Permit**

Residential Plumbing Permits

Full or Half Bath	\$50.00
Kitchen Fixtures (when drain lines are added or relocated)	\$50.00
Laundry Room (includes new drain lines and dryer exhaust)	\$50.00
Sanitary Sewer or Septic line repair*	\$50.00
New Water Service (public or on-site well)	\$50.00
Sump pumps (existing homes only)	\$50.00

*Sanitary sewer or septic work may require addition permits and/or documentation

Commercial Plumbing Permits

4 Fixtures or less	\$100.00
Fixtures shall include but not be limited to; floor drains, sump pumps, grease traps, etc.	
Each additional Fixture	\$30.00
Sanitary Sewer line repair or relocation, includes on-site Septic	\$100.00
New Water Service (public or on-site well)	\$100.00
Roof and/or Storm-water drainage piping*	\$100.00

*May require drainage permit

3. **Mechanical Permits**

Residential Mechanical Permits for Change of Fuel Source

Appliance and installation costs totaling less than \$10,000	\$100.00
Appliance and installation costs more than \$ 10,000	\$150.00
Hot water heater	\$60.00
Electrical Permit if required	\$65.00

Commercial Mechanical Permits

Each new appliance	\$100.00
New exhaust or duct work if fee for appliance has not been paid	\$100.00
New walk-in coolers or freezers (commercial electric additional)	\$100.00
Electrical Permit (if required) processing fee, see (A)(9)	\$ 35.00

4. **New Chimney** Mechanical Permit \$50.00

5. **Well Permits** per well \$50.00
See appropriate ordinance(s) for well setback from certain structures/utilities.

6. **Soliciting Permit/Transient Merchant** (Ordinance No. 683) \$50.00

7. **Barricade Deposit** Barricade deposit is refunded if barricades are returned in satisfactory condition.
\$25.00 each

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8. **Blasting** See additional requirements in Zoning Ordinance, section 923. \$100.00
9. **Junk Yard License** (in addition to Business License)
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| >10,000 square feet | \$200.00 |
| 10,000 square feet to 25,000 square feet | \$200.00 |
| 25,000 square feet > | \$300.00 |
10. **Storm Water (a.k.a. Drainage Plan)** - \$200.00, if applicable, applied to engineering review. Amounts above \$200.00 will be billed to the applicant.

SECTION H – Miscellaneous Provisions

1. The building permit placard shall be posted on the site of operations so that it is visible from the cart way, and it shall remain posted throughout the entire construction period.
2. All permits shall expire one (1) year from date of issuance; and, the same can be extended for a period not to exceed an additional twelve (12) months, at the discretion of the authority who issued the original permit. Any permit extended more than two (2) years will have to pay one half the original permit fees in order to extend it for longer than two (2) years, unless the permit was originally issued knowing it was more than a two (2) year construction project.
3. Once a permit expires and is not renewed, it is possible for the property to become a property maintenance issue in which a notice of violation can be issued along with a citation.
4. Should the owner or contractor fail to obtain the required building, fire, zoning review, plumbing, mechanical or electrical permit, fees are doubled.

BUILDING PERMITS THAT REQUIRE THE \$4.00 STATE SURCHARGE

- New commercial buildings
- New homes
- New additions (residential and commercial)
- Swimming pools
- Retaining walls (over 4 feet in height)
- Accessory buildings* with an area of 1,000 square feet or more, or are of 2 or more stories in height
- Demolition (NOT including small sheds or shed-like buildings)
- Residential remodeling (provided the work entails the move, removal and/or alteration of support or bearing walls)
- Commercial remodeling (all work)
- New decks
- Roofs (any roof work that requires a permit)

NO \$4.00 STATE SURCHARGE IS TO BE IMPOSED FOR FENCES, CONCRETE PADS, WALKWAYS AND/OR TEMPORARY TENTS.

*“accessory buildings” are buildings that are NOT attached to an existing home or an existing commercial building, but are constructed on the same lot and are supplementary to the primary building.