

**RESOLUTION NO.: 2004 - 04**

**Establishing a Building Permit and Code Official Fees  
for Enforcement of the Uniform Construction Code**

**WHEREAS**, Yoe Borough has duly adopted and enacted the Uniform Construction Code; and

**WHEREAS**, Yoe Borough has appointed Jonathan Snyder of Effective Technical Applications, Inc. as its Building Code Officer; and

**WHEREAS**, in adopting and enacting the Uniform Construction Code, the Borough Council, may, from time-to-time, set fees for the building permit and Code Officials services by Resolution.

**NOW THEREFORE, BE IT RESOLVED, AND IT IS HEREBY RESOLVED** that a building permit and Code Official's Fee Schedule is hereby adopted as set forth in the Schedule of Fees attached hereto, made a part hereof, and incorporated herein by reference as if fully set forth herein.


**ENDORSED AND APPROVED** by Yoe Borough, York County, Pennsylvania this

3<sup>rd</sup>, day of August, 2004.

Attest:

**YOE BOROUGH COUNCIL**

  
\_\_\_\_\_  
Secretary

  
\_\_\_\_\_  
President

Approved:

  
\_\_\_\_\_  
Mayor

Yoe\Resolute\2004

**Building Permit & Code Official Fees**

- **Total Building Permit Cost = Inspection + Plan Review + BCO Fee + Administrative %**
- BCO New Dwelling or Accessory Structure Permit = \$54.00 <sup>a</sup>
- BCO Change to Existing Building Permit & CO = \$8.00 <sup>b</sup>
- Permit Extensions = \$54.00 plus change in inspection cost.
- Commercial Current Code Administrator = \$72.00 per hour
- Residential Inspector/Plans Examiner = \$54.00 per hour
- N-O-V without penalty = \$63.00
- N-O-V with penalty = \$72.00/hr.
- S-W-O without penalty = \$63.00
- BCO = \$54.00 per hour
- < 8 hr Inspection Notice = + 50%

a. - Cost includes review all ordinance requirements, issuing permit, administrative & BCO work for life of permit, plus issue Certificate-of-Occupancy.  
 b. - Cost includes review of UCC requirements, provide Building Permit and Certificate-of-Occupancy for issue by Zoning Officer.

**Residential Inspection Fee Schedule**

- **New Dwelling, New Accessory Structure, or Additions Greater Than 500 S.F.:**  
 Inspections for new residential construction provided on a fixed fee basis for structures to 2,500 square feet. Inspectors are UCC qualified IRC Building, IRC Energy, IRC Mechanical, IRC Plumbing, and/or IRC Electrical to perform the following indicated inspections.
  - a. - Inspection cost is *Fixed Fee* for up to 2,500 square feet. Structures greater than 2,500 square feet are charged *Fixed Fee* plus \$1.00 for each additional one hundred (100) square feet or increment thereof.
  - b. - Multiple inspections done during the same trip will be discounted the travel cost of \$22.00 per trip.
  - c. - No charge when combined with Framing Inspection.
  - d. - Inspection options are selected by the contractor and confirmed to the requirements of Act 45, UCC sections 304.21, 304.27, and 304.64, plus IRC section R109 and requirements of all IRC chapters before permit issue.

**Individual Inspection Fees:**

- Footing <sup>d</sup> = \$54.00 <sup>a</sup> (IRC Building)
- Foundation & Pre-Backfill <sup>d</sup> = \$54.00 <sup>a,b</sup> (IRC Building)
- Rough Mechanical <sup>d</sup> = \$54.00 <sup>a,b</sup> (IRC Mechanical)
- Rough Plumbing <sup>d</sup> = \$54.00 <sup>a,b</sup> (IRC Plumbing)
- Rough Electrical <sup>d</sup> = \$54.00 <sup>a,b</sup> (IRC Electrical)
- Ice Shield & Roofing <sup>d</sup> = \$54.00 <sup>a,b,c</sup> (IRC Building)
- Masonry <sup>d</sup> = \$54.00 <sup>a,b,c</sup> (IRC Building)
- Framing <sup>d</sup> = \$54.00 <sup>a,b</sup> (IRC Building)
- Insulation/Energy <sup>d</sup> = \$54.00 <sup>a,b</sup> (IRC Energy)
- Wall Board Attachment <sup>d</sup> = \$54.00 <sup>a,b</sup> (IRC Building)
- Final Electrical <sup>d</sup> = \$54.00 <sup>a,b</sup> (IRC Electrical)
- Final Plumbing <sup>d</sup> = \$54.00 <sup>a,b</sup> (IRC Plumbing)
- Final Mechanical <sup>d</sup> = \$54.00 <sup>a,b</sup> (IRC Mechanical)
- Final Building <sup>d</sup> = \$54.00 <sup>a,b</sup> (IRC Building)

**2,500 S.F. Dwelling Fee:**

- Inspection #1 - \$40.00
- Inspection #2 - \$54.00
- Inspection #3 - \$32.00
- Inspection #3 - \$32.00
- Inspection #3 - \$32.00
- Inspection #3 - \$00.00
- Inspection #3 - \$00.00
- Inspection #3 - \$54.00
- Inspection #4 - \$54.00
- Inspection #5 - \$40.00
- Inspection #6 - \$54.00
- Inspection #6 - \$32.00
- Inspection #6 - \$32.00
- Inspection #6 - \$32.00
- Total Cost = \$488.00**

- **Residential Accessibility Inspection Fees:**
  - Rough Type A or B Unit = \$100.00 <sup>a</sup> (IBC & ANSI Accessibility)
  - Final Type A or B Unit = \$200.00 <sup>a</sup> (IBC & ANSI Accessibility)
  - Residential Accessible Routes = \$72.00 (IRC Building plus IBC & ANSI Accessibility)
- **Replacement GFCI Receptacle Inspection** - Community Service, Provided at No Charge = \$0.00
- **Testing Services:** Start Radon Test and Final Radon Test = \$54.00 each (Includes cost of test kit)
- **Partial Footing Inspection** - Partial Footing Inspections (up to 500 S.F.) = \$32.40
- **Existing Residential Dwelling & Existing Accessory Structures or Partial New Construction**

Inspections of up to five hundred (500) square feet for new construction or renovations or additions to existing structures provided on a fixed fee basis multiplier of sixty percent (60%) of the above  
Individual Inspection Fee = .60 x \$54.00 = \$32.40

## Common Improvement Projects Inspection Fee Schedule

- **Above Ground Pool** = 1 Inspection = Combined Building/Electrical/Final = \$53.20
- **In Ground Pool** = 2 Inspections = Electrical/Building + Building/Electrical/Final = \$96.00
- **Pole Barn** (up to 500 S.F.) = 2 Inspections = Footing + Framing/Final = \$75.20
- **Deck** (up to 500 S.F.) = 2 Inspections = Footing + Framing/Final = \$75.20
- **Retaining Wall** (up to 8 feet high.) = 2 Inspections = Footing + Foundation/Final = \$75.20
- **Enclose Patio** = 1 Inspection = Framing/Final = \$32.40
- **Add Railing To Porch** = 1 Inspection = Building/Final = \$32.40
- **Attach Sign To House** = 1 Inspection = Building/Final = \$32.40
- **Residential Handicap Ramp** = 1 Inspection = Accessible Route + Building/Final = \$75.60
- **Enclose/Screen Porch plus Steps** = 1 Inspection = Building/Final = \$32.40
- **Room Addition** (250 S.F. plus Full Basement or Crawl Space) = \$236.00 Total
  1. Footing = \$32.40 (IRC Building)
  2. Foundation & Pre-Backfill<sup>d</sup> = \$32.40 (IRC Building)
  3. Combined Rough Mechanical, Electrical, Framing = \$53.20 (IRC Mech./Elec./Building)
  4. Insulation/Energy<sup>d</sup> = \$32.40 (IRC Energy)
  5. Wall Board Attachment<sup>d</sup> = \$32.40<sup>a</sup> (IRC Building)
  6. Combined Final Mechanical, Electrical, Building = \$53.20 (IRC Mech./Elec./Building)

## Residential Plan Review Fee<sup>e</sup> Schedule

- a. – Scale sealed plans are required for log homes, foundations for modular house units without conventional sill plate attachment, post & beam structures, pole barns, rigid frame structures, three-pined-arch structures, or any structure which is not balloon or platform framed.
- b. – **Do-It-Yourself No Fail Plans Review** – ETA provides homeowner with the correct code information. All information and approved plan are reviewed with the homeowner at the municipal building. Property owner, family, and friends must perform all work; no contractor involvement permitted.
- c. – Based on overall exterior dimensions.
- d. – Scale means any standard architectural scale.
- e. – All prices are based on pass/fail review. All plan review criteria provided with ETA's building permit application, included in ETA's Building Permit Guide and located on ETA's website ([www.BuildingCodeInfo.com](http://www.BuildingCodeInfo.com)). Failed reviews charged full plan review cost for second reviews. Review of non-conventional structural elements without seal provided after all other aspects of submitted plan pass; therefore, no second review charge.
- **Scale<sup>d</sup> Plans Review or Scale<sup>d</sup> Sealed<sup>a</sup> Plans Review** – Plans include all code information:
  - New Dwellings = \$100.00<sup>e</sup> (pass or fail) up to 2,500<sup>e</sup> square feet plus five cents (\$0.05) per square foot for each square foot over 2,500<sup>e</sup> square feet.
  - Accessory Structures or Dwelling Changes Greater Than 500<sup>e</sup> square feet = \$25.00<sup>e</sup> (pass or fail) per Building, Energy, Mechanical Plumbing, and/or Electrical System.
  - Accessory Structures or Dwelling Changes 500<sup>e</sup> Sq. Ft. or less = Paid by inspections.
- **Structural** (structural steel, laminated wood, precast concrete and/or cast-in-place concrete):
  - Scale Plans or Scale Sealed Plans with IRC structural or sealed structural plans = No Charge
  - Steel, laminated wood, precast concrete without seal = \$50.00<sup>e</sup> per beam & 2 supports/connections.
- **Do-It-Yourself<sup>b</sup> No Fail Plans Review** – Based on applicant's sketch. Requires dispute release. Available for decks, above ground swimming pools and projects with **no structural changes** to existing structures (**no changed** footings, bearing walls or exterior walls). Consulting basis:
  - Provided at municipal building – \$54.00 up to 30 minutes plus \$18.00 per 15 minutes.
  - Provided During Inspection – 15 minute increments @ \$18.00.
- **Plan Review Pace & Plans Revision:**
  - **Accelerated Plan Review** – Add twenty-five percent (+25%) (7 working days)

- **Blitz Plan Review** – Add fifty percent (+50%) (2 working days)
- **Revision Review** – \$54.00 per hour, minimum one half (1/2) hour (\$27)

## Commercial Fee<sup>1</sup> Schedule

(New Construction, Additions, Remodeling)

1. Unless otherwise noted all fees are based on plans created per the Pennsylvania Uniform Construction Code. This code requires a Pennsylvania licensed Architect or Professional Engineer to prepare and seal the plans. *The applicant is required by the Pennsylvania Uniform Construction Code to make a one time declaration of building code choice for design and building permit application.* Both the name of the building code used for design and the code design criteria must be annotated on the scale sealed plans.
2. ETA, Inc. will provide a *Not to Exceed Estimate* on all commercial reviews given a sealed set of plans for pricing.
  - **Commercial Plans Review**
    - Building Plans Examiner (1<sup>st</sup> Submission) – \$0.10 per square foot.
    - Minimum Building Plans Review Cost – \$250.00
    - Building/Energy/Mechanical/Plumbing/Electrical/Fire = \$72.00 per hour
    - Minimum Energy, Mechanical, Plumbing, Electrical Plans Review Cost – Two (2) hours.
  - **Accessibility Plans Review**
    - Residential or Commercial = \$72.00 per hour; Minimum \$200.00
  - **Elevator Or Lifting Device**
    - Installation Or Repair Of An Elevator Or Lifting Device – Charged at DLI fee schedule under Title 34 Part XIV Chapter 401 Section 401.2.c “The following fees apply to the issuance of a permit for the installation or repair of an elevator and lifting device” plus ten percent (10%).
  - **Permit Extensions, Plan Review Pace, Or Revision:**
    - Commercial Permit Extensions = \$54.00 per year plus change in inspection cost.
    - Accelerated Plans Review – Add fifty percent (+50%), complete in 15 working days.
    - Plan Review Comments Addressed (2<sup>nd</sup> Submission) – Charged for time spent at \$72.00 per hour, 1 hour minimum.
    - Revision Review Of Approved Plans – Charged at \$72.00 per hour, 1 hour minimum.
    - Plan Reviewers, all disciplines = \$72.00 per hour.
  - **Inspection:**
    - Building/Energy/Mechanical/Plumbing/Electrical/Fire = \$62.00 per hour.
    - Commercial Inspector Same Day Service – Add fifty percent (50%) = \$91.00 per hour.
    - Accessibility = \$72.00 per hour; Same Day Service = \$108.00 per hour.
  - **Code Administrators:**
    - Commercial Current Code Administrator = \$72.00 per hour.

**June 1, 2004 – Municipal Fee Schedule**

- o **Certified Building Code Official (BCO) = \$54.00 per hour.**