

RESOLUTION NO. 2016-07 08

**RESOLUTION AMENDING THE RESOLUTION OF BOROUGH
COUNCIL OF THE BOROUGH OF YOE
AUTHORIZING BOROUGH COUNCIL TO ESTABLISH FEES**

WHEREAS, the Borough Council of the Borough of Yoe has adopted a consolidation and revision of the ordinances of the Borough of Yoe; and

WHEREAS, it is the desire of the Borough Council of the Borough of Yoe to eliminate all filing fees, permit fees and license fees from the Code of Ordinances and has enacted them instead by resolution and has set a "Fee Schedule" which can be changed from time to time by resolution; and

WHEREAS, a Resolution of Borough Council of the Borough of Yoe establishing a Fee Schedule for the 2016 calendar year had previously been adopted by the Yoe Borough Council on January 4, 2016, as Resolution No. 2016-01; and

WHEREAS, the Borough of Yoe has been required to appoint a new Building Code Official, Zoning Officer, Uniform Construction Code Inspector, and International Property Maintenance Code Inspector due to the resignation of Code Administrators, Inc., and has made such appointment at the meeting of the Yoe Borough Council on August 2, 2016, through the passage of Resolution 2016-06, appointing Commonwealth Code Inspection Service, Inc. as the Building Code Official and appointing South Penn Code Consultants, LLC as the Zoning Officer, International Property Maintenance Code Inspector, and Uniform Construction Code Inspector; and

WHEREAS, the appointment of Commonwealth Code Inspection Services, Inc. and South Penn Code Consultants, LLC requires the adoption of an amended Fee Schedule.

NOW, THEREFORE, BE IT RESOLVED THAT, and it is hereby resolved by the Borough Council of the Borough of Yoe that, all fees within the Fee Schedule are hereby fixed as follows (deletions are indicated by strikethroughs and additions are underlined):

PARKS AND RECREATION

Park rental for activities proposed -~~\$150~~

PROPERTY MAINTENANCE CODE

Fees for the licensing and inspection of rental units and appeals,

Annual combination license and inspection fee per unit -~~\$100~~

Missed inspection appointment fee -~~\$50~~

Re-inspection fee- ~~\$50~~

Appeal fee -~~\$250~~

License renewal fee -~~\$100~~

Reinstatement of license fee -~~\$500~~

SEWERS AND SEWAGE DISPOSAL

Application for construction of new sewage facility - \$2,500
Industrial Contributors-\$2,000
Reissuance of permit -\$50
Scheduled sampling -\$270
Wastewater contribution permit -\$75
Permit application fee- \$150
With discount of \$25 if connected within 60 days after receipt of notice to connect
Sewage waste removal fee -\$60 per quarter

SOLID REFUSE WASTE

Refuse collection license fee -\$250 per year
Residential Garbage fee per unit -\$71.50 per quarter

STREET EXCAVATION

Street Excavation Permit Fee -\$100

SUBDIVISION AND LAND DEVELOPMENT

hourly rate for engineering fees for subdivision and land
development plan reviews to be reimbursed by plan applicants is as follows:

PE II (Principal) -\$163
PE I (Project Engineer) -\$134
SPM (Special Project Manager)- \$104
Designer II - \$82
Designer I - \$77
PJS (Prof. Land Surveyor) -\$97
Survey Technician -\$83
Testing Technician- \$65
EA (Engineer Assistant) -\$73
Planner- \$92
Inspector- \$75
CADD Technician -\$71
Administrative Assistant -\$60
Survey Crew (2)- \$120
Survey Crew (3) -\$150
GPS Crew (1) -\$125
GPS Equipment - \$65
Prints B/W 36"x42"- \$6
Prints Color or Mylar 36"x42" -\$12
Mileage (where applicable) -IRS rate +10%

Filing Fees – Cost + 10%

Sub consultants - Cost +10%

Legal Services hourly rate for subdivision and land

development plan reviews to be reimbursed by plan applicants is as follows;

Legal Services- \$300

TAXATION; SPECIAL

Request for completion of a tax certification form on behalf of the citizens acquiring or conveying real property in the Borough -\$10

Bad checks received and processed by the Tax Collector- \$30

Request for submission of a duplicate tax bill -\$5

Tax Collector's fee -\$1.75 per bill

Tax Collector's fee for real estate collections 3 percent of amount collected

UNIFORM CONSTRUCTION CODE

All Applicants for Building Construction Permits, ~~which require third party plan reviews,~~ shall be responsible for ~~all Third Party plan review costs as set forth, plus a 5% surcharge of the total project cost,~~ all UCC fees charged per building inspection agency Fee Schedule in addition to any applicable L & I fee. Any and all such fees shall be payable to the Borough.

A \$100.00 deposit is required upon the submission of any building permit application to cover the costs of commencement, processing, and administrative work associated with the work listed in that application. Any unused funds shall be returned to the applicant within ninety (90) calendar days.

Commonwealth Code Inspection Services, Inc. Code Administrators, Inc. (CAI) fees
Residential Inspection Prices ~~Construction~~ Fee Schedule

Residential inspection prices are for dwellings 0 to 2500 square feet. Dwellings over 2500 square feet will be charged an additional ten dollars per 100 square feet, which will be added to the total basic inspection fee. Fees are for a maximum of one inspection per category; additional inspections shall be billed at the minimum rate.

Footings.....	\$50.00
Foundations.....	\$50.00
Framing rough.....	\$50.00
Plumbing rough.....	\$50.00
Mechanical rough.....	\$50.00
Electrical rough/service.....	\$50.00
Energy rough.....	\$50.00
Sprinkler rough.....	\$50.00
Drywall.....	\$50.00
Final.....	\$50.00 (Including sprinkler if applicable)
	<hr/>
	\$500.00 (Inspection Fee with Sprinkler)
	\$450.00 (Inspection Fee without Sprinkler)
<u>Application / processing Fee</u>	<u>\$15.00</u>

Additional inspection fees may be assessed at not less than \$50.00 per visit as required due to the complexity, number of visits, or execution of the work being done. Small-scale projects will be priced depending on the complexity of the project, the length of the project, and the number of inspections required. Some examples are:

<u>Mobile homes (or \$50.00 per trip).....\$300.00</u>	<u>Electrical Service</u>
<u> HUD Foundations.....\$100.00</u>	<u> Not Over 200 Amp.....\$60.00</u>
<u>Decks (2 trips; over 30’’.....\$100.00</u>	<u> Over 200 Amp.....\$75.00</u>
<u>Sheds (Over 1000 Sq.Ft. - 1 trip only)...\$50.00</u>	<u> Over 400 Amp. Commercial Fee Applies</u>
<u>Fences (over 6’)......\$50.00</u>	<u>Investigations.....\$55.00</u>
<u>Daycares (up to 6 kids).....\$75.00</u>	<u>Return Trips.....\$50.00</u>
<u>Daycares (over six kids, up to 24).....\$100.00</u>	<u>Duplicate Certificate Issuance.....\$25.00</u>
<u>Foster Homes.....\$65.00</u>	<u>Sewer Laterals.....(per inspection)...\$50.00</u>
<u>Swimming Pools</u>	<u>Grease Traps.....\$50.00</u>
<u> Above Ground.....\$100.00</u>	
<u> In Ground.....\$150.00</u>	

Residential Plan reviews

Residential R-3 & R-4 plan review fees are calculated as follows:

- General residential (R-3 & R-4) housing and additions - \$50.00
- Small alterations (residential decks, fences over 6’, porches, sheds, small additions, etc)-25.00
- Sprinkler – NFPA 13R - \$0.00 (included in regular plan review)
- Sprinkler – IRC - 25.00

~~CAI shall conduct all services according to the following fee schedule being paid to CAI based on the monthly services utilized or upon the issuance of the building permit, as the Municipality policy shall dictate. All re-inspection billing shall be conducted by CAI and no final Certificate of Use and Occupancy can be obtained until such time as all fees are paid. No building permit or Certificate of Use and Occupancy shall be deemed approved without payment of fees.~~

~~**Residential additions and alterations**~~

- ~~construction inspection –\$30 per~~
- ~~plan review and consulting \$40/hr, billed at 1/2~~
- ~~hour increments.~~
- ~~re-inspections –\$30 per trip to job site~~
- ~~Notice of Violation, court filings and appearance \$75 per hour~~
- ~~PA state Educational fee \$4 per permit~~

~~**Residential new construction**~~

- ~~construction inspection –\$60 per inspection.~~
- ~~plans review fee per dwelling unit –\$200~~
- ~~re-inspections –\$60 per trip to job site~~

Fire sprinkler systems \$40 per hour

Residential Zoning & Property Maintenance

Zoning Permit— to include review and one site inspection \$65.00 per permit \$30 re-review fee.

Zoning appeals \$40 per ½ hour

Initial Complaint—\$45 per dwelling unit

Abatement Inspections— \$30 per dwelling unit

Notice of Violation— \$55 per dwelling unit each occurrence

Court filings— for summary offense— \$75 per hour

Processing and posting unsafe structures— \$55 per dwelling unit each occurrence related services not identified— billed at \$75 per hour

Rental Inspections, tri-annual & corrective inspections \$35 per hour

Emergency Response Services are conducted at \$150 per hour

Commonwealth Code Inspection Service, Inc. Consolidated Commercial Fee Schedule

Commercial Inspection Fees

The fee schedule for inspections is based upon the latest building valuation data report of square foot construction costs published by the ICC valuation service, with a regional modifier applied. Actual cost submitted to, and accepted by, the Municipality may also be used. There is a \$50.00 Application/Processing charge applied to all projects submitted on this fee schedule.

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

Projects with a total construction cost of \$0.00 to \$499,999.99

$$\begin{aligned} & \text{Total construction cost} \times .002 = \text{insurance cost} \\ + & \text{Estimated length of project in weeks} \times \$50.00 = \text{labor and travel cost} \\ = & \text{Total} \end{aligned}$$

Or no less than \$50.00 per trip based on scope and complexity of the project

Projects with a total construction cost of \$500,000.00 to \$2,000,000.00

$$\begin{aligned} & \text{Total construction cost} \times .002 = \text{insurance cost} \\ + & \text{Estimated length of project in weeks} \times \$50.00 = \text{labor and travel cost} \\ = & \text{Total} \end{aligned}$$

Or no less than \$50.00 per trip based on scope and complexity of the project

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

$$\begin{aligned} & \$4,000.00 + [(\text{Total construction cost} - \$2,000,000.00 \times .0009)] = \text{insurance cost} \\ + & \text{Estimated length of project in weeks} \times \$45.00 = \text{labor and travel cost} \\ = & \text{Total} \end{aligned}$$

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 covering the requirements of mechanical and plumbing codes are available, each for a fee of 25% of the applicable building code review fee. Plan reviews for the requirements of the electrical code shall be provided at a fee of 35% of the applicable building code review fee, excluding reviews for any use included in the "I" (Institutional) use group classification. Reviews done for the excluded use classification shall be based upon the degree of complexity.

A preliminary plan review is available for a fee of 50% of the full plan review fee cost. Preliminary plan review addresses such code requirements as: Use and Occupancy Classification, type of construction, height and area calculations, means of egress, and fire restrictive construction requirements.

The preliminary plan review fee shall be credited towards the cost of a complete building code plan review conducted by Commonwealth Code Inspection Service, Inc.

Expedited or "fast-track" plan reviews may be available as time and work-load allow. Expedited plan reviews shall be charged at 150% of the regular rate.

CHECKS FOR PLAN REVIEW FEES SHALL BE MADE PAYABLE TO:

Commonwealth Code Inspection Service, Inc. (CCIS)

(New Construction, Additions and Alterations)

CAI shall conduct all services according to the following fee schedule being paid to CAI based on the monthly services utilized or upon the issuance of the building permit, as the Municipality policy shall dictate. All re-inspection billing shall be conducted by CAI and no final Certificate of Use and Occupancy can be obtained until such time as all fees are paid. No building permit or Certificate of Use and Occupancy shall be deemed approved without payment of fees.

Professional services

preliminary meetings and code consulting — \$75 per ½ hour.

accessibility review — \$75 per ½ hour

Building, Mechanical, Plumbing, Electrical, Energy, Fire Protection reviews \$75 per ½ per hour

Billed at permit issuance or permit cancelation/abandonment.

Fire protection inspections

hood and duct system(s) \$300 per system

elevator(s) \$200 per bank

fire sprinkler system

1-100 heads \$500 additional heads over 100 \$1 each

fire pump \$350 per pump

fire detection/alarm system(s)

minimum fee to 15,000 sq. ft. \$150 additional sq. ft. \$.01 each sq. ft.

alternate fire suppression system \$75 per hour

Preliminary Meetings—\$75 per ½ hour increment
Accessibility Review—\$75 per ½ hour
State Education fee \$4 per building permit
Notice of Violation, Court filings and appearance—\$150 per hour
Code Consulting—\$150 per hour

Projects with cost of construction between \$1– \$250,000
commercial inspections(Building, Mechanical, Plumbing, Electrical, Energy)

Cost of Construction	Cost	Includes up to
\$0–\$19,999	\$150	2 Inspections***
\$20,000–\$39,999	\$300	4 Inspections***
\$40,000–\$59,999	\$450	6 Inspections***
\$60,000–\$79,999	\$600	8 Inspections***
\$80,000–\$99,999	\$750	10 Inspections***
\$100,000–\$149,999	\$1050	14 Inspections***
\$150,000–\$199,999	\$1750	23 Inspections***
\$200,000–\$250,000	\$2250	30 Inspections***

***Inspections not ready when Inspector arrives, re-inspections , \$75 per scheduled inspection
 additional inspections \$75 per scheduled

Projects with cost of construction between \$250,001 and above

\$250,001–\$1,000,000	Plan review	.0025 X cost of Construction (COC**)
	Inspections	.0125 X COC**
Then from		
\$1,000,001–\$2,000,000	Plan review	.025 X COC**
	Inspections	.075 X COC**
Then from		
\$2,000,001–\$Up	Plan review	.0025 X COC**
	Inspections	.0025 X COC**

***Inspections not ready when Inspector arrives, re-inspections , \$75 per scheduled inspection
 additional inspections \$75 per scheduled

YARD/GARAGE SALE PERMIT

first permit in any 12 month period \$5
 second permit in any 12 month period \$25

ZONING

A \$75.00 deposit shall be required for any Zoning Permit Application. Any amount of this deposit that is not used at the conclusion of the permitting process shall be returned to the applicant.

SOUTH PENN CODE CONSULTANTS, LLC RESIDENTIAL FEE SCHEDULE

Zoning permits (all Permits require two (2) inspections: one (1) stakeout inspection and one (1) Final Inspection)

Flat Rate – \$100.00 (Applies to Decks, Patios, Sheds, Accessory Structures, Solar Panels, Wells, Driveways, Windmills, AG Buildings, Swimming Pools, Hot Tubs, Fences for Residential Lots, Etc.)

And / Or

Residential New Home Construction / Additions / Habitual Accessory Structures – \$75.00 + (\$.40 x Sq. Ft.(excludes unfinished spaces, garages, unfinished basements)) + Applicable Building Inspectors Fees (See Building Inspector Fee Schedule)

Use and Occupancy Certificate for Zoning and/or UCC Permits – \$75.00
(All permits require a Final Use certificate and fee)

DCED Fee - \$4.00 (All UCC permits. Fee goes to Commonwealth of PA for training)

Zoning Officer Fee (per hour) – \$60.00 per hour
(Fee associated with the attendance at meetings, plan review, research, complaint investigation, phone consultation, etc.)

Extra Inspection Fee – \$75.00
(Fee assessed for any extra inspections over two with permit issuance or inspections by request.)

Stormwater BMP Inspections – \$150.00
(Fee assessed for two (2) inspections for BMP's.)

Letters of Determination or Requests for Clarification – \$60.00 per hour
(Billed hourly for South Penn Code Consultants, LLC work in addition to any additional costs required by the Borough Solicitor.)

Residential Rental Inspection Fee – \$75.00
(Billed per inspection. Re-inspection for correction of deficiencies requires the assessment of an additional fee.)

Local Magistrate Fee – Reimbursement of costs incurred due to the necessary filing of an action at the local Magisterial District Judge and associated with the permitting process.

Administrative Fee – \$60.00 per hour

(Billed for any administrative work completed by South Penn Code Consultants that is associated with the permitting process under this Fee schedule including, but not limited to: filing, monthly reports that may be required, L & I audit requests, and other administrative work required by Yoe Borough.)

SOUTH PENN CODE CONSULTANTS, LLC COMMERCIAL FEE SCHEDULE

Zoning permits (all Permits require two (2) inspections: one (1) stakeout inspection and one (1) Final Inspection)

Flat Rate – \$200.00 (Applies to Decks, Patios, Sheds, Accessory Structures, Solar Panels, Wells, Driveways, Windmills, AG Buildings, Swimming Pools, Hot Tubs, Fences for Residential Lots, Etc.)

And / Or

Commercial Construction (New or Additions) – \$150.00 + (.40 x Sq. Ft. (No Exceptions)) + any and all UCC fees charged by Building Inspection Agency (see Building Inspectors Fees) + L&I.

Use and Occupancy Certificate for Zoning and/or UCC Permits – \$150.00

(All permits require a Final Use certificate and fee)

DCED Fee - \$4.00 (All UCC permits. Fee goes to Commonwealth of PA for training)

Zoning Officer Fee (per hour) – \$60.00 per hour

(Fee associated with the attendance at meetings, plan review, research, complaint investigation, phone consultation, etc.)

Extra Inspection Fee – \$75.00

(Fee assessed for any extra inspections over two with permit issuance or inspections by request.)

Stormwater BMP Inspections – \$150.00

(Fee assessed for two (2) inspections for BMP's.)

Letters of Determination or Requests for Clarification – \$60.00 per hour

(Billed hourly for South Penn Code Consultants, LLC work in addition to any additional costs required by the Borough Solicitor.)

Local Magistrate Fee – Reimbursement of costs incurred due to the necessary filing of an action at the local Magisterial District Judge and associated with the permitting process.

Administrative Fee – \$60.00 per hour

(Billed for any administrative work completed by South Penn Code Consultants that is associated with the permitting process under this Fee schedule including, but not limited to: filing, monthly reports that may be required, L & I audit requests, and other administrative work required by Yoe Borough.)

Zoning hearing fees

All applications, including appeal, interpretation, variance or special exception – \$400

Other charges in addition to the application fee ½ of the stenographer’s fee and ½ of the municipal engineering fees incurred by the Borough for review, testimony or other services rendered with regard to an application, zoning permits property repairs, i.e., replacement windows, siding, roofing, etc. additions, sheds, fences, remodel, swimming pools, & decks – \$25

Zoning Hearing Board Members Compensation – \$25 per meeting attended

~~On-site inspections for Zoning Compliance, i.e., setback, storm water, fence height, etc. –\$25 per inspection~~

~~Zoning Officer Review of Residential Plans for zoning conformance approval –\$25 plus UCC permit fees if any.~~

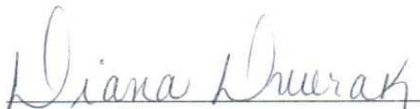
~~Zoning Officer Review of Commercial Plans for zoning conformance. –\$50 plus UCC permit fees if any.~~


This Resolution shall become effective immediately upon passage.

APPROVED by Yoe Borough, York County, Pennsylvania this 6th day of September, 2016.

YOE BOROUGH COUNCIL

Attest:


Secretary


Vice-President of Council
Seth R. Noil

