

RESOLUTION NO. 2022-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA, ESTABLISHING THE 2022 FEE SCHEDULE FOR BUILDING AND ZONING PERMITS

WHEREAS, the Board of Supervisors of East Cocalico Township enforces the Pennsylvania Uniform Construction Code, which authorizes the Township to collect fees for issuance of building permits; and

WHEREAS, the Board of Supervisors of East Cocalico Township enforces Chapter 220, Zoning, of the Code of the Township of East Cocalico, which authorizes the Township to collect fees for issuance of zoning permits; and

WHEREAS, the Board of Supervisors of East Cocalico desire to establish a fee schedule for building and zoning permits.

NOW, THEREFORE BE IT RESOLVED that the Board of Supervisors of East Cocalico Township hereby adopt the following fee schedule, effective July 5, 2022, for building and zoning permits for detached one and two-family dwellings and their appurtenances and accessory structures, and for commercial, industrial and multi-family buildings and structures as follows:

The following construction activities or structures are not regulated under Act 45 (Building Code) however, they shall require a Zoning Permit, with the fees set as follows:

Section A - Zoning Permits

1. The following structures, if the structure has a building area less than 1,000 square feet, and is accessory to a detached one- or two-family dwelling, and multi-family dwelling units:
 - a. Detached Carport \$80.00
 - b. Detached private garage less than 1,000 sq. ft. \$80.00
 - c. Greenhouse (Non-Commercial) \$80.00
 - d. Sheds and gazebos less than 150 sq. ft. \$55.00
Sheds and gazebos between 151 sq. ft. to 1,000 sq. ft. \$80.00
2. All Agricultural Building(s), irrespective of size, as defined by Act 45 Section 103 \$80.00
3. Uncovered decks and patios, with a floor height

	of 30" or less above finished grade	\$80.00
4.	Fences that are no more than 6'0" in height (Agricultural fencing is exempt)	\$55.00
5.	Issuance of a Use and Occupancy Permit for a change of use of an existing building to a similar type use, with no structural alterations	\$80.00
6.	Signs	
	a. Residential Home Occupation or Home Related Business	\$55.00
	b. Commercial Non-structural replacement or repair of an existing sign	\$80.00
7.	Home Occupation or Home Related Business	\$80.00

BUILDING PERMITS are required for the following, with the fees set as follows:

All residential buildings and structures over 1,000 sq. ft. and addition(s) to any principal building require a building permit, see Section A. A state mandated fee of \$4.50 is charged to the applicant for issuance of building permit. All building permits are reviewed for compliance with zoning ordinance.

Section A - Residential

1.	New one- and two-family dwelling unit, multiple family dwelling unit, or similar residential structure; fee shall be computed on a square foot basis as measured out-to-out of the structure, and shall include basements, bays, hallways, stairways, utility rooms, storage rooms, lobbies, attached garages, foyers and attics that have a minimum of 6-foot headroom	\$100.00 plus \$0.35 per sq. ft. of floor area plus electrical inspection
2.	Additions, attached and detached structures accessory to a residential dwellings to include roofed porches.	\$100.00 plus \$0.35 per sq. ft. of floor area (min. bldg. fee \$375.00)
3.	Manufactured Housing Units	\$375.00 plus

	(inspection of basements, piers, footers and final inspection is required).	electrical insp.
4.	Alterations, renovations, or modifications of existing buildings or structures to include but not limited to: uncovered decks and patios with a floor height greater than 30" above finished grade.	\$100.00 plus \$0.35 per sq. ft. of floor area (min. bldg. fee \$225.00)
5.	Swimming Pools and spas:	
	a. Above ground (pools capable of holding 24 inches or more of water) includes (1) electrical inspection	\$210.00
	b. In-ground Includes (2) electrical inspections	\$395.00
6.	Miscellaneous Structures Structure to include but not limited to:	\$100.00 plus review and insp. fees
	• Communication towers or antennas	
	• Retaining walls (over 4' in height)	
	• Alternative energy systems	
	• Plan review/re-reviews	\$85.00 per hr.
	• Inspections to include electrical, if needed	\$95.00 per insp. as determined by inspector
7.	Re-inspection	\$95.00 per insp.
8.	Re-review	\$85.00 per hr.
9.	Demolition Permit:	
	a. Residential and detached accessory structure	\$105.00

Section B - Commercial

1.	Commercial, Industrial, Institutional Buildings	
	a. First \$1,000.00 of project cost*	\$100.00
	b. Each additional \$1,000.00 or part thereof	\$9.40

c. Plan review and Accessibility plan review fee	\$85.00 per hr.
d. Accessibility inspections	\$210.00
e. Minimum building permit fee	\$385.00
2. Review of revisions to previously approved plans	\$85.00 per hr.
3. Additions, alterations, renovations, or modification of existing buildings or structures	
a. First \$1,000.00 of project cost*	\$100.00
b. Each additional \$1,000.00 or part thereof	\$9.40
c. Plan review and Accessibility plan review fee	\$85.00 per hr.
d. Accessibility inspections	\$210.00
e. Minimum building permit fee	\$385.00
4. Demolition Permit	
b. Commercial, Industrial, Institutional and detached accessory structures	\$185.00
5. Special Structures to include, but not limited to towers, storage tanks, cell tower, retaining walls (over 4' in height) and commercial signs	\$100.00 plus review and inspection fees
a. Plan review	\$85.00 per hr.
b. Inspection fee	\$95.00 per insp. as determined by inspector

Section C - Electrical

1. Residential Inspections:	
a. Service inspection	\$95.00

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| b. | Rough wiring inspection | \$95.00 |
| c. | Final inspection | \$95.00 |
| d. | Plan review | \$85.00 per hr. |
| e. | Re-inspection fee | \$95.00 |
2. Commercial Inspections:
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| a. | Plan review and revisions | \$85.00 per hr. |
| b. | First \$1,000.00 of project cost* | \$100.00 |
| c. | Each additional \$1,000.00 or part thereof | \$9.40 |
| d. | Minimum building permit fee | \$260.00 |
| e. | Re-inspection fee | \$95.00 |

Section D - Plumbing, Mechanical and HVAC

1. Residential Inspection

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| a. | Any plumbing, mechanical and/or HVAC work not associated with a building permit and not exempted by the Uniform Construction Code Section 403.62 Permit Requirements and Exemptions shall require a permit. | \$95.00
per insp. |
| b. | Plan review | \$85.00 per hr. |
| c. | Re-inspection fee | \$95.00 |

2. Commercial Inspections:

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| a. | Any plumbing, mechanical, sprinkler system and/or HVAC work not associated with a building permit and not exempted by the Uniform Construction Code Section 403.62 Permit Requirements and Exemptions shall require a permit. | |
| b. | First \$1,000.00 of project cost* | \$100.00 |
| c. | Each additional \$1,000.00 or part thereof | \$9.40 |

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| d. Plan Review | \$85.00 per hr. |
| e. Minimum building permit fee | \$260.00 |
| f. Re-inspection fee | \$95.00 |

*The applicant for a permit shall provide an estimated project cost at time of application. Permit valuations shall include total value of work, including excavation for building, materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.

Section E - Miscellaneous

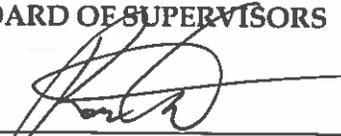
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|--------------------------------|----------|
| 1. New Driveway | \$130.00 |
| 2. Existing Driveway | \$80.00 |
| 3. Building Permit Renewal Fee | \$55.00 |

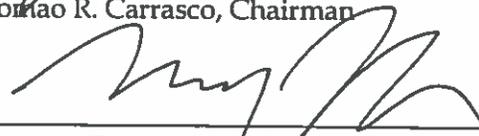
Section F - Permit Conditions

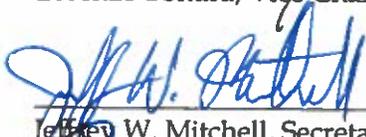
When scheduling inspections, the contractor must ensure he has completed all items necessary for the inspection. Should the Building Inspector be required to make additional inspections, a fee of \$95.00 will be due to defray the cost of the inspection. The entire fee must be paid prior to the inspection. The fee is made payable to Technicon Enterprises, Inc. II.

DULY ADOPTED this 16th day of June, 2022, by the Board of Supervisors of East Cocalico Township, Lancaster County, Pennsylvania, in lawful session duly assembled,

EAST COCALICO TOWNSHIP
BOARD OF SUPERVISORS


Romao R. Carrasco, Chairman


Lorenzo Bonura, Vice Chairman


Jeffrey W. Mitchell, Secretary/Treasurer

SEAL

