

**HEREFORD TOWNSHIP
RESOLUTION #2023-05**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HEREFORD TOWNSHIP, BERKS COUNTY, PENNSYLVANIA ESTABLISHING A FEE SCHEDULE FOR BUILDING AND ZONING PERMITS FOR 2023.

BE IT RESOLVED by the Board of Supervisors of Hereford Township, Berks County, Pennsylvania, that pursuant to the grant of powers set forth in the Second Class Township Code and/or municipal codes passed by the General Assembly of the Commonwealth of Pennsylvania, the current Schedule of Fees for Building and Zoning Permits shall be as follows:

2023 BUILDING & ZONING PERMIT FEE SCHEDULE

All building permit fees are 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 head room, decks, porches, bedrooms, living and family rooms, kitchens; laundry rooms, dining rooms, bathrooms, office and shop areas.

New Construction, Repairs and Additions

Fee includes a Use and Occupancy Permit

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.

	Zoning Permit Fee
a. Detached carport	\$90.00
b. Detached private garage less than 1,000 sq. ft.	\$90.00
c. Greenhouse	\$90.00
d. Sheds and gazebos less than 150 sq. ft.	\$65.00
e. Sheds and gazebos between 151 sq. ft. to 1,000 sq. ft.	\$90.00
2. All Agricultural Buildings(s), irrespective of size, as defined by Act 45 Section 103	\$90.00
3. Uncovered decks and patios, with a floor height of 30" or less above finished grade	\$90.00
4. Fences that are no more than 6'0" in height	\$65.00
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	\$90.00
6. Signs	
a. Residential Home Occupation or Home Related Business	\$65.00
b. Commercial	
• Non-structural replacement or repair of existing sign	\$90.00
7. Manufactured roof covering and/or awning less than 1,000 sq. ft.	\$90.00
8. Forestry Permit	\$120.00

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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 B. Except as noted in Section A. A State Mandated fee of \$4.50 is charged to the applicant for the issuance of a building permit. **In addition to the Pa State mandated fee, there shall be an additional \$25.00 administrative fee assessed to all building permits payable to the Township at the time of application.**

Building Permit
Fee

Section: B. RESIDENTIAL

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| 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 \$0.37
per sq. ft of floor area |
| 2. Attached and detached structures and additions accessory to a residential dwelling to include roofed porches | \$100.00 plus \$0.37
per sq. ft of floor area |

Note: Minimum Building Permit Fee is \$395.00

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| 3. Manufactured Housing Units (inspection of basements, piers, footers and final inspection are required) | \$100.00 plus \$0.37
per sq. ft. of floor area |
| 4. Alterations, renovations or modification 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 \$0.37
per sq. ft. of floor area |

Note: Minimum Building Permit Fee is \$240.00

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| 5. Miscellaneous | \$100.00 plus review
and inspection fees |
| <ul style="list-style-type: none"> • Structure to include but not limited to Communication towers or antennas • Retaining walls (over 4' in height) • Alternative Energy Systems <ul style="list-style-type: none"> • Plan review/re-review • Inspections to include electrical, if needed | \$63.50 per hr.
\$95.00 per inspection as
determined by the inspector |
| 6. Re-inspection fee | \$95.00 per inspection |
| 7. Re-review | \$63.50 per hr. |

Section: C. COMMERCIAL

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| 1. Commercial, Industrial, Institutional Buildings | |
| a. First \$1,000.00- of project cost* | \$100.00 |
| b. Each additional \$1,000.00 or part thereof | \$8.90 |
| c. Plan review and Accessibility plan review fee | \$87.50 per hour |
| c. Accessibility inspections | \$220.00 |
| d. Minimum building permit fee | \$405.00 |
| 2. Review of revisions to previously approved plan | \$87.50 per hour |
| 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 | \$8.90 |
| b. Plan review and Accessibility plan review fee | \$87.50 per hour |

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	Building Permit Fee
c. Accessibility Inspections	\$220.00 per hour
d. Minimum building permit fee	\$405.00
4. Special Structures to include, but not limited to towers, storage tanks, cell tower, retaining walls (over 4' in height)	\$100.00 plus review and inspection fees
a. Plan review	\$87.50 per hr.
b. Inspection fee	\$95.00 per inspection as determined by the inspector

Section: D. ELECTRICAL

1. Residential Inspections:	
a. Service inspection	\$95.00
b. Rough wiring inspection	\$95.00
c. Final inspection	\$95.00
d. Plan review	\$63.50 per hr.
e. Re-inspection	\$95.00
2. Commercial Inspections:	
a. Plan review and revisions	\$87.50 per hour
b. First \$1,000.00 of project cost*	\$100.00
c. Each Additional \$1,000.00 or part thereof	\$8.90
d. Minimum building permit fee	\$275.00
e. Re-inspection fee	\$95.00

Section: E. Plumbing, Mechanical and HVAC

1. Residential Inspection	\$95.00 per inspection
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.	
b. Plan review	\$63.50 per hour
c. Re-inspection fee	\$95.00 per inspection.
2. Commercial Inspection	
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.	
b. First \$1,000.00 of project cost*	\$100.00
c. Each Additional \$1,000.00 or part thereof	\$8.90
d.. Plan Review	\$87.50 per hour
e.. Minimum building permit fee	\$275.00
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.

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	Building Permit Fee
<u>Section: F. MISCELLANEOUS</u>	
1. Demolition Permit:	
a. Residential and detached accessory structure	\$90.00
b. Commercial, Industrial, Institutional and detached accessory structures	\$180.00
2. Swimming Pools and spas:	
a. Above ground (except as noted in Section A) Includes (2) Electrical Inspection	\$275.00
b. In-ground Includes (3) Electrical Inspections	\$475.00
3. Driveway:	
a. Township Road with curbs and/or sidewalks	\$65.00
b. Township Road without curbs and/or sidewalks	\$90.00
c. Paving existing driveway	\$35.00
4. Ponds	\$100 plus review fees
5. On-lot infiltration bed inspections (Unless secured by subdivision escrow)	\$390.00
6. Building Permit Review and Issuance	\$35.00
7. Building Permit Renewal Fee	\$70.00
8. State mandated administrative fee on all building permits	\$4.50 flat fee

Section: G. PERMIT CONDITIONS

When scheduling inspections, the contractor must ensure he has completed all items necessary for the inspection. Should the Building Inspector/Zoning Officer 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 to the Municipality.

Section: H. NON-REFUNDABLE DEPOSIT

The Following nonrefundable fees shall be assessed to the respective class of permits:

Section A	Zoning	\$50.00
Section B	Residential	\$100.00
Section C	Commercial	\$100.00
Section D	Electrical	\$100.00
Section E	Plumbing, Mechanical	\$100.00
Section F	Miscellaneous	\$50.00

Applicant must pay a non-refundable deposit to the Township at the time of permit application. This deposit shall be applied to the total cost of the permit at the time of permit issuance. Failure to pick up a permit within 180 days from the date of issuance shall result in the applicant's forfeiture of the deposit.

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The Building Inspector and Hereford Township is hereby granted authority to collect fees for the Township according to the above fee schedule.

Adopted by the Board of Supervisors of Hereford Township this 3rd day of January, 2023.

BOARD OF SUPERVISORS
HEREFORD TOWNSHIP

John G. Membrino

Keith J. Masemore

Karla T. Dexter

Attest: _____
Secretary