

**TOWNSHIP OF WEST BRADFORD  
RESOLUTION 10-02**

**A RESOLUTION TO SET VARIOUS FEES  
TO BE CHARGED FOR TOWNSHIP SERVICES  
THAT ARE OFFERED ON A FEE BASIS**

*Whereas*, various Ordinances call for the establishment of fees for permits, reviews, and/or inspections; and

*Whereas*, the Township provides various other services for which it charges fees; and

*Whereas*, it is helpful to have all of the fees listed in a single document for the benefit of the public;

***NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED*** that the following shall be the fees charged by West Bradford Township, as listed herein:

**SECTION 1 – GENERAL GOVERNMENT**

Sale of documents:

Comprehensive Plan	\$35.00
Open Space and Recreation	\$30.00
Subdivision and Land Development Ordinance	\$40.00
Zoning Ordinance	\$55.00
Zoning Maps	\$3.00
GeoPlan Maps of Property Information	\$3.00/sheet
Copies (done by staff):	
8 ½" x 11"	\$ .25/sheet
8 ½" x 14"	\$ .50/sheet
11" x 17"	\$1.00/sheet
Any document taken to an outside vendor for copying	Actual cost per document + \$15
Digital copies of materials (when available) have an additional media/production fee	\$3.00
Certified Copies	Additional \$1.00 per sheet

Prepayment Requirement:

Fees expected to exceed \$100 must be prepaid prior to Township granting request for access to records.

Once any request for access is fulfilled and ready for release, the cost of the records must be paid prior to their release.

## SECTION II – PUBLIC SAFETY

### A. BUILDING PERMITS FOR CONSTRUCTION, ALTERATIONS, ADDITIONS AND DEMOLITION

#### New Construction

(a) Residential, Commercial, and Industrial

Permit fees shall be based on the gross area (outside dimensions) and type of construction of each building area in accordance with I.C.C. Formulation. (Please see Attachment 'A')

(b) Agricultural Buildings (Storage only of farm equipment, farm animals and/or products)

For first 1,000 square feet of area	\$75.00
Per additional 100 square feet or fraction thereof	\$5.00

#### Additions

(a) Additions to Single-Family Dwellings and Two-Family Semi-Detached Dwelling Units

Living Area

For each square foot or any fraction thereof (outside dimensions)	\$0.35
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Use same fee as for new construction

Minimum Fee	\$200.00
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(b) Garages (attached or detached, accessory to residential)

Use same fee as for new construction	\$37.87
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Minimum Fee (unless garage is submitted as part of a residential permit, then no minimum fee)	\$100.00
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(c) Apartments and Motels

Use same fee as for new construction

Minimum Fee	\$300.00
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(d) Other Types of Residential Dwelling Units Not Otherwise Specifically Covered by the Fee Schedule

Use same fee as for new construction

Minimum Fee	\$300.00
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(e) Non-Residential Additions

Use same fee as for new construction

Minimum Fee	\$300.00
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#### Alterations and Repairs Which Do Not Increase Area

*Submit contract or estimate with permit application*

(a) Residential Alterations (which do not increase area)

First \$1,000.00 of construction	\$50.00
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For each additional \$1,000.00 or fraction thereof	\$15.00
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<u>(b) Alterations to Non-Residential Structures</u>	
First \$1,000.00 of construction	\$150.00
For each additional \$1,000.00 or fraction thereof	\$30.00
<u>(c) Alterations to Agricultural Structures Which Do Not Increase Area</u>	
Per \$1,000.00 of cost of improvements or fraction thereof	\$10.00

**Special Construction**

<u>(a) Swimming Pools</u>	
Inground	\$300.00
Aboveground	\$75.00
<u>(b) Spas, Hot Tubs</u>	
	\$50.00
<u>(c) Decks, Porches, Balconies</u>	
200 square feet or less	\$50.00
201 square feet to 400 square feet	\$70.00
401 square feet to 600 square feet	\$90.00
over 600 square feet	\$110.00
<u>(d) Detached Storage Sheds – (Accessory to R-3 Use)</u>	
499 square feet or less – zoning permit	\$50.00
over 500 square feet – dwelling permit	
	see <b>New Construction</b> (a), page 2
<u>(e) Fireplaces and Chimneys</u>	
	\$60.00
<u>(f) Woodstoves/Fireplace Inserts</u>	
	\$50.00
<u>(Construction of chimney at same time)</u>	
	\$110.00
<u>(g) Retaining Walls - Fences</u>	
4 feet or less – zoning permit	\$50.00
over 4 feet	\$70.00
<u>(h) Temporary Construction Trailers &amp; Buildings</u>	
	\$165.00
<u>(i) Driveways (when not part of Building Permit)</u>	
	\$50.00
<u>(j) Temporary Structures (tents, membrane structures)</u>	
	\$55.00
<u>(k) Canopies and Awnings</u>	
	\$55.00
<u>(l) Signs – see Section B</u>	
<u>(m) Fuel Storage Tanks (aboveground and inground)</u>	
	\$55.00
<u>(n) Blasting Permits</u>	
	\$55.00
<u>(o) Mechanical Permits</u>	
First \$1,000.00	\$60.00
Each additional \$1,000.00	\$6.00
<u>(p) Plumbing Permits</u>	
First 5 fixtures	\$100.00
Each additional fixture	\$7.00
Water Service	\$55.00
Sewer	\$55.00
<u>(q) Mobile Homes</u>	
Per 100 square feet or fraction thereof	\$50.00
<u>(r) Timber Harvesting</u>	
	\$50.00
<u>(s) Pool Barriers</u>	
	\$55.00
<u>(t) Demolition</u>	
	\$150.00

(u) Re-Roofing	\$50.00
(v) Lawn Irrigation Systems	\$100.00
(w) Electrical Permits – All electrical permit applications shall be accompanied by two (2) sets of approved plans. Plans shall be approved by a PA Labor & Industry Approved Electrical Underwriter.	\$30.00 Administration Fee
(x) Cell Towers (New Installations)	\$350.00
(y) Antennae (Collocating on Existing Structure)	\$150.00 per Antenna

**Reinspections/Temporary Certificate of Occupancy**

(a) If, in the opinion of the Building Official, the construction for which an inspection has been requested is not ready for the inspection, such that the inspector has to reschedule the inspection, then an additional fee shall be paid to the Township prior to the reinspection.	\$55.00 per Reinspection
(b) As permitted by the Building Code, the holder of a permit may request a Temporary Use and Occupancy Permit. The Building Official, at his discretion, may issue a Temporary Use and Occupancy Permit after the fee is paid to the Township.	\$55.00

**Use and Occupancy Permit Fee**

(a) Residential (per dwelling unit)	\$150.00
(b) Non-Residential (excluding Agriculture) (per unit) Each four full-time employees, or any fraction thereof, Shall be equal to one unit. Each non-residential use Shall pay a fee equal to the equivalent number of units.	\$150.00

**Appeals to the Building Appeals Board**

Appeals to the Building Appeals Board	\$600.00
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**B. SIGN PERMITS**

A fee shall be submitted with each sign application in the following amounts:

(a) <u>Ground and Projecting Signs:</u>	
Up to 6 square feet inclusive	\$25.00
Over 6 square feet to 20 square feet inclusive	\$40.00
Over 20 square feet to 32 square feet inclusive	\$60.00
(b) <u>Wall and Roof Signs:</u>	
Up to and including 50 square feet	\$60.00
For each additional 10 square feet	\$25.00

**C. HIGHWAY OCCUPANCY**

Use schedule of fees for Highway Occupancy Permits as Established by PennDOT – last revised September 1992.

**D. FIRE HYDRANTS**

Annual fee per property within 780' of hydrant	\$22.00
Services:	
Certifications	\$25.00
Late fee	10%
Court costs – for collection of past due bills	Actual costs

**SECTION III – REFUSE COLLECTION**

Semi-annual refuse billing per unit	\$96.00 (\$16.00/month)
Late fee for semi-annual refuse bill (after due date of bill)	10%
Trash stickers (one sticker to be used for each bag of refuse)	\$2.50/sticker
Sticker Postage & Mailing Fee	\$1.00
Leaf bags	\$0.50 each
Replacement recycle bins	\$6.00 per bin
Services:	
Temporary interruption of service – per request	\$10.00
Certifications	\$25.00
Court costs – for collection of past due bills	Actual costs

**SECTION IV – COMPOSTING SITE**

Residents:	
Pick-up truck, SUV or equal	\$5.00
Bagged leaves (biodegradable bags only or loose)	No Charge
Stake body or small dump truck	\$10.00
Car trunk	No Charge
Commercial (working for resident or resident of another municipality):	
Pick-up truck, SUV or equal	\$10.00
Bagged leaves (biodegradable bags only or loose)	No Charge
Stake body or small dump truck	\$20.00
Commercial:	
Pick-up truck, SUV or equal	\$15.00
Leaves (per load, each truck and/or trailer)	\$10.00
Stake body or small dump truck	\$25.00
Chipped tree material (per load)	\$10.00

**SECTION V - WASTEWATER TREATMENT PLANT SEWAGE FEES - ALL SYSTEMS**

Residents' Quarterly Fee	\$187.50
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Developers' Fee	
From Connection date to U & O Issuance (must pay before U & O will be issued)	\$2.05/day
Late fee for quarterly sewer bill (after due date of bill)	10%
Court costs – for collection of past due bills	Actual costs

**SECTION VI – ZONING**

**A. GENERAL**

Zoning Hearing Board application	\$600.00
Conditional Use application	\$750.00
Zoning Permit application	\$50.00
Economic Development License Hearing	\$600.00

**B. ANNUAL PERMITS**

Bed & Breakfast Inn	\$100.00
Mobile Home Park	
Base Fee	\$15.00
Each Occupied Lot	\$2.00
Junk Yard	\$250.00
Operation Permit – Non Residential Uses	
Annual fee unless change of occupancy occurs	\$25.00

**SECTION VII – SUBDIVISION AND LAND DEVELOPMENT**

- Every applicant, at the time of filing an application for approval of a subdivision or land development plan, shall pay to the Township of West Bradford a basic filing fee and escrow deposits for reasonable and necessary charges by the Township's professional consultants in accordance with the following schedule:

**A. SUBDIVISION APPLICATION**

(1) Plan showing from two (2) through and including three (3) lots:	
Filing Fee	\$400.00
Escrow – Initial Deposit	\$800.00
Escrow – Minimum Balance	\$400.00
(2) Plan showing from four (4) through and including ten (10) lots:	
Filing Fee (for the first 3 lots)	\$450.00
Filing Fee (for each additional lot)	\$35.00
Escrow – Initial Deposit	\$3,000.00
Escrow – Minimum Balance	\$1,000.00
(3) Plan showing eleven (11) or more lots:	
Filing Fee (for the first 10 lots)	\$560.00

Filing Fee (for each additional lot)	\$35.00
Escrow – Initial Deposit (for the first 10 lots)	\$3,000.00
Escrow – Initial Deposit (for each additional lot)	\$50.00
Escrow – Minimum Balance	\$3,000.00

**B. LAND DEVELOPMENT PLAN**

(1) Plan showing less than ten (10) acres of development:

Filing Fee	\$600.00
Escrow – Initial Deposit	\$2,000.00
Escrow – Minimum Balance	\$1,000.00

(2) Plan showing from ten (10) through and including forty-nine (49) acres of development:

Filing Fee (for the first 10 acres)	\$750.00
Filing Fee (for each additional acre)	\$50.00
Escrow – Initial Deposit	\$8,000.00
Escrow – Minimum Balance	\$2,000.00

(3) Plan showing fifty (50) acres or more:

Filing Fee (for the first 50 acres)	\$3,000.00
Filing Fee (for each additional acre)	\$50.00
Escrow (for the first 50 acres)	\$10,000.00
Escrow (for each additional acre)	\$200.00
Escrow – Minimum Balance	\$2,500.00

2. Every applicant, after receiving final approval of a subdivision or land development plan, but before any building permits may be issued or any construction commenced, shall pay to the Township escrow deposits in accordance with the following schedule:

**A. SUBDIVISION APPLICATION**

(1) The Township, in reviewing the amount to be escrowed as part of the Completion and Payment Bond, to guarantee construction of public improvements, shall among other things consider the anticipated engineer review costs to inspect the construction of the improvements, which fees will be incurred as said construction is undertaken. The Township Engineer shall furnish to the Township an estimate of the anticipated fees. The Township shall then notify the developer and surety of the estimated amount of engineering review fees and voucher the same to developer and surety who shall pay the same to the Township to be held by the Township in escrow.

(2) For other administrative and consultants in addition to all engineering fees:

Escrow (per lot)	\$100.00
Escrow – Minimum Balance	\$100.00

**B. LAND DEVELOPMENT**

(1) Plan showing less than ten (10) acres of development:	
Escrow – Initial Deposit	\$5,000.00
Escrow – Minimum Balance	\$500.00
(2) Plan showing from ten (10) through and including forty-nine (49) acres of development:	
Escrow – Initial Deposit	\$15,000.00
Escrow – Minimum Balance	\$1,000.00
(3) Plan showing fifty (50) acres or more:	
Escrow – Initial Deposit	\$20,000.00
Escrow – Minimum Balance	\$1,000.00

3. The escrow deposit for site plan review referred to in Paragraph 2.A.(1) herein shall be used to pay for engineering reviews, unusual administrative costs, consultant (including but not limited to legal) review of subdivision plans, agreements and performance guarantees and other miscellaneous costs of application review, but does not include a deposit for site inspections or other monitoring during development. The amounts for such review will in no event exceed the rate or cost charged by the Township’s consultants for the Township. When the amount of the initial escrow deposit falls below the appropriate minimum amount indicated above, the applicant shall be notified by the Township secretary to file sufficient additional monies to bring the balance of the escrow account up to the amount initially deposited. Upon final approval of a subdivision or land development plan, whatever unneeded funds remain in the escrow account, upon request shall be returned to the applicant.
4. The escrow deposit during construction referred to in Paragraph 2.A.(2) herein shall be used to pay for site inspections and other monitoring during development, as well as whatever other administrative and consultant fees are incurred during development. The amounts for such review will in no event exceed the rate or cost charged by the Township’s consultants in their work for the Township. When the initial escrow deposit falls below the appropriate minimum amount indicated above, the applicant shall be notified by the Township secretary to file sufficient additional monies to bring the balance of the escrow account up to the amount initially deposited. When all construction is complete and all public improvements have been accepted for dedication by the Township and there are no outstanding charges to be placed against the escrow account, any remaining balance shall be returned to the applicant.
5. Escrow deposit shall be held without interest.
6. Recreational Fee-In-Lieu of Mandatory Land Dedication  
Per Dwelling Unit (of required recreational land per SLDO) \$2,500.00
7. Transportation Impact Fee Per Weekday P.M. Peak Hour  
Trip Generated – Within Act 209 District \$1,678.23

**SECTION VIII – PARKS DEPARTMENT**

Pavilion Reservations (based on size of pavilion)	
Deposit (separate check) – security/trash removal	\$20.00
<i>Three-hour minimum charge</i>	
Residents	\$8.00 - \$12.00/hour
Non-residents	\$10.00 - \$14.00/hour
Hockey Rink & Tennis Court Keys (one-time fee)	
Residents	\$20.00
Non-residents	\$35.00

**SECTION IX– CONSULTANT FEES**

Rebill of various consultant fees according to fee schedules on file at the Township.

**SECTION X – PAST DUE INVOICES**

All past due invoices are subject to interest rate charges as provided by law. Charges for services that involve a late fee as stated in this resolution are not subject to charges for interest.

**SECTION XI**

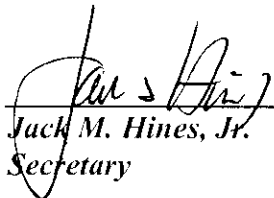
All Resolutions inconsistent herewith are repealed and of no force and effect.

**SECTION XII– DISCLAIMER**

The failure to list, in this Resolution, a fee that is properly listed elsewhere shall not obviate the responsibility to pay that fee.

*Adopted this 4th day of January, 2010*

Attest:

  
 \_\_\_\_\_  
 Jack M. Hines, Jr.  
 Secretary

*Township of West Bradford  
Board of Supervisors:*

\_\_\_\_\_  
 Bruce W. Laverty, Chairman

  
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 Mark J. Blair, Vice Chairman

  
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 John A. Haiko, Member



People Helping People Build a Safer World™

## Building Valuation Data – August 2009

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in February 2010. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the "average" construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2009 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

### Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are "average" costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and

does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

### Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

### Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

### Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

### Example

Type of Construction: IIB  
 Area: 1st story = 8,000 sq. ft.  
       2nd story = 8,000 sq. ft.  
 Height: 2 stories  
 Permit Fee Multiplier = 0.0075  
 Use Group: B

1. Gross area:  
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:  
B/IIB = \$137.72/sq. ft.
3. Permit Fee:  
Business = 16,000 sq. ft. x \$137.72/sq. ft x 0.0075  
= \$16,526

## Important Points

- In most cases the BVD does not apply to additions, alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs <sup>a, b, c, d</sup>

Group (2009 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	202.05	195.53	190.98	182.97	172.26	167.18	177.12	157.17	151.38
A-1 Assembly, theaters, without stage	182.99	176.47	171.92	163.91	153.24	148.16	158.07	138.15	132.36
A-2 Assembly, nightclubs	155.74	151.36	147.50	141.90	133.46	129.73	136.94	121.02	116.96
A-2 Assembly, restaurants, bars, banquet halls	154.74	150.36	145.50	140.90	131.46	128.73	135.94	119.02	115.96
A-3 Assembly, churches	186.22	179.70	175.15	167.15	156.44	151.36	161.30	141.35	135.56
A-3 Assembly, general, community halls, libraries, museums	157.46	150.93	145.39	138.38	126.08	122.58	132.53	111.57	106.79
A-4 Assembly, arenas	181.99	175.47	169.92	162.91	151.24	147.16	157.07	136.15	131.36
B Business	154.89	149.31	144.53	137.72	125.27	120.56	132.32	109.78	105.26
E Educational	171.53	166.59	160.55	153.20	141.88	134.72	147.92	123.99	119.32
F-1 Factory and industrial, moderate hazard	94.86	90.51	85.32	82.51	73.88	70.62	79.19	60.84	57.54
F-2 Factory and industrial, low hazard	93.86	89.51	85.32	81.51	73.88	69.62	78.19	60.84	58.54
H-1 High Hazard, explosives	88.89	84.54	80.35	76.54	69.09	64.83	73.22	56.05	N.P.
H234 High Hazard	88.89	84.54	80.35	76.54	69.09	64.83	73.22	56.05	51.75
H-5 HPM	154.89	149.31	144.53	137.72	125.27	120.56	132.32	109.78	105.26
I-1 Institutional, supervised environment	159.09	153.50	148.95	142.51	130.74	127.30	138.80	117.44	112.84
I-2 Institutional, hospitals	260.68	255.10	250.32	243.51	230.40	N.P.	238.12	214.91	N.P.
I-2 Institutional, nursing homes	182.27	176.70	171.91	165.10	153.06	N.P.	159.71	137.57	N.P.
I-3 Institutional, restrained	178.01	172.44	167.66	160.85	149.66	143.95	155.45	134.16	127.64
I-4 Institutional, day care facilities	159.09	153.50	148.95	142.51	130.74	127.30	138.80	117.44	112.84
M Mercantile	115.80	111.42	106.56	101.96	93.15	90.42	97.00	80.71	77.65
R-1 Residential, hotels	160.44	154.84	150.29	143.85	132.24	128.80	140.31	118.95	114.35
R-2 Residential, multiple family	134.26	128.66	124.11	117.67	106.72	103.28	114.78	93.42	88.82
R-3 Residential, one- and two-family	126.16	122.65	119.54	116.48	112.21	109.30	114.55	105.15	98.95
R-4 Residential, care/assisted living facilities	159.09	153.50	148.95	142.51	130.74	127.30	138.80	117.44	112.84
S-1 Storage, moderate hazard	87.89	83.54	78.35	75.54	67.09	63.83	72.22	54.05	50.75
S-2 Storage, low hazard	86.89	82.54	78.35	74.54	67.09	62.83	71.22	54.05	49.75
U Utility, miscellaneous	68.86	64.97	60.79	57.48	51.24	47.92	54.51	39.75	37.87

- Private Garages use Utility, miscellaneous
- Unfinished basements (all use group) = \$15.00 per sq. ft.
- For shell only buildings deduct 20 percent
- N.P. = not permitted