

**TOWNSHIP OF WEST BRADFORD
RESOLUTION 98-04**

Whereas, The Township of West Bradford Building Codes, Mechanical Code, and Plumbing Code being Ordinances 97-06, 98-04, 98-05, 98-06 and 98-07, specifies within Chapters 1 that the fees for building, mechanical, and plumbing permits shall be established by resolution of the Board of Supervisors.

NOW, THEREFORE, BE IT RESOLVED, AND IT IS HEREBY RESOLVED that the following fees shall be established for the inspection and review of permits for construction, alterations, additions and demolition of structures within the Township of West Bradford.

I. 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 using the latest permit fee schedule issued by Building Officials and Code Administrators, Inc. (B.O.C.A.) See Attachment.

B) AGRICULTURAL BUILDINGS (Storage only of farm equipment, farm animals and/or products)

\$75.00 for the first 1,000 square feet of area plus \$5.00 per additional 100 square feet or fraction thereof.

II. ADDITIONS

A) ADDITIONS TO SINGLE FAMILY DWELLINGS AND TWO FAMILY SEMI-DETACHED DWELLING UNITS:

Living area - \$.22 for each square foot or any fraction thereof (outside dimensions). Basements that are accessible by door to grade or otherwise provided with doors and/or windows so as to be transformed into living area, shall be computed as 50% living area. There shall be a minimum fee of \$200.00.

B) GARAGES:

Attached or detached, accessory to residential. \$12.00 for each 100 square feet or any fraction thereof. There shall be a minimum fee of \$100.00, unless the garage is submitted as part of a residential permit, then the minimum shall not apply.

C) APARTMENTS AND MOTELS:

Use same fee as for new construction minimum charge shall be \$300.00

D) TOWNHOUSES AND OTHER TYPES OF RESIDENTIAL DWELLING UNITS NOT OTHERWISE SPECIFICALLY COVERED BY THE FEE SCHEDULE:

Use permit fee schedule for new construction. Minimum charge shall be \$300.00.

E) NON-RESIDENTIAL ADDITIONS:

Use same fee as for new construction. Minimum charge shall be \$300.00.

**III. ALTERATIONS AND REPAIRS WHICH DO NOT INCREASE AREA:
(Submit contract or estimate with permit application)**

A) RESIDENTIAL ALTERATIONS (which do not increase area).

A minimum charge of \$50.00 for the first \$1,000.00 of construction cost plus \$15.00 for each additional \$1,000.00 or fraction thereof.

B) ALTERATIONS TO NON-RESIDENTIAL STRUCTURES.

\$100.00 for the first \$1,000.00 of construction cost plus \$20.00 for each additional \$1,000.00 or fraction thereof.

C) ALTERATIONS TO AGRICULTURAL STRUCTURES WHICH DO NOT INCREASE AREA.

\$10.00 per \$1,000.00 of cost of improvements or fraction thereof.

IV. SPECIAL CONSTRUCTION:

A) SWIMMING POOLS - INGROUND	\$120.00
- ABOVEGROUND	\$25.00
B) SPAS, HOT TUBS	\$50.00
C) DECKS, PORCHES, BALCONIES - 200 sq. ft. or less	\$40.00
- 201 sq. ft. to 400 sq. ft.	\$60.00
- 401 sq. ft. to 600 sq. ft.	\$ 80.00
- over 600 sq. ft.	\$100.00
D) STORAGE SHEDS - 100 sq. ft. or less	\$ 20.00
- 101 sq. ft. to 200 sq. ft.	\$ 30.00
- 201 sq. ft. to 300 sq. ft.	\$ 40.00
- over 300 sq. ft.	\$ 50.00
E) FIREPLACES AND CHIMNEYS	\$ 40.00

F) WOODSTOVES/FIREPLACE INSERTS	\$ 30.00
(Construction of chimney at same time)	\$ 70.00
G) SATELLITE DISHES & ANTENNAS	\$ 50.00
H) RETAINING WALLS	\$ 50.00
I) TEMPORARY CONSTRUCTION TRAILERS & BULDINGS	\$100.00 per year
J) DRIVEWAYS	\$ 25.00
K) TEMPORARY STRUCTURES (Tents, Membrane Structures)	\$ 50.00
L) CANOPIES AND AWNINGS	\$ 50.00
M) SIGNS - PER ZONING ORDINANCE SECTION	
N) BED & BREAKFAST INN - ANNUAL ZONING PERMIT	\$100.00
O) STORAGE TANKS (Aboveground and Inground)	\$ 50.00
P) BLASTING PERMITS	\$ 50.00
Q) MECHANICAL PERMITS - \$50.00 first \$1000.00, each additional \$1,000.00 is \$5.00	
R) PLUMBING PERMITS - \$50.00 (Includes 5 fixtures) \$5.00 each additional fixture	
S) MOBILE HOMES WITHOUT PERMANENT FOUNDATIONS - \$16.00 per 100 sq. ft. or fraction thereof	

V) REINSPECTIONS / TEMPORARY USE AND 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 in the amount of \$50.00 shall be paid to the township, prior to the 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. That Temporary Use and Occupancy Permit shall not be issued until the prescribed fee of \$50.00 shall be paid to the township.

VI. USE AND OCCUPANCY PERMIT FEE

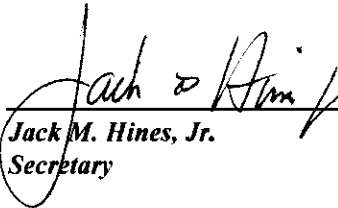
- A) Residential - \$150.00 per dwelling unit.
- B) Non-Residential (Excluding Agriculture) per unit \$150.00. Each four full time employees, or any fraction thereof, shall be equal to one unit. Each non-residential use shall pay a fee equal to the equivalent number of units.

VII. APPEALS TO THE BUILDING APPEALS BOARD

Appeals to the Building Appeals Board - \$250.00

Adopted this 10th day of March, 1998.

ATTEST:



Jack M. Hines, Jr.
Secretary


**TOWNSHIP OF WEST BRADFORD
BOARD OF SUPERVISORS**



Kenneth E. Klunk, Chairman



Mark J. Blair, Vice Chairman



John A. Haiko, Member

PERMIT FEE SCHEDULE FOR NEW CONSTRUCTION AND ADDITIONS

TYPE OF CONSTRUCTION FACTOR a,b,c,d,e,

USE GROUP	1990 BNBC/1993 BNBC	1A	1B	2A	2B	2C	3A	3B	4	5A	5B
A-1	Assembly, theaters with stage	1.79	1.76	1.71	1.67	1.59	1.49	1.48	1.54	1.39	1.35
A-1	Assembly, theaters, w/out stage	1.62	1.59	1.54	1.50	1.42	1.33	1.32	1.38	1.22	1.18
A-2	Assembly, nightclubs	1.27	1.25	1.21	1.18	1.11	1.04	1.03	1.07	0.94	0.91
A-3	Assembly, restaurants	1.26	1.23	1.20	1.15	1.10	1.01	1.02	1.06	.091	0.90
A-4	Assembly, churches	1.59	1.57	1.51	1.48	1.40	1.30	1.29	1.35	1.20	1.16
B	Business	1.20	1.17	1.12	1.08	1.02	0.90	0.90	0.98	0.79	0.77
E	Educational	1.28	1.25	1.21	1.17	1.10	1.01	0.98	1.05	0.89	0.85
F-1	Factory and industrial, moderate hazard	0.77	0.74	0.71	0.66	0.63	0.54	0.55	0.60	0.45	0.44
F-2	Factory and industrial, low hazard	0.76	0.73	0.69	0.66	0.61	0.54	0.54	0.59	0.45	0.42
H	High hazard	0.74	0.72	0.68	0.65	0.60	0.53	0.53	0.58	0.44	0.41
I-1	Institutional, supervised environment	1.17	1.15	1.10	1.07	1.00	0.92	0.92	0.99	0.83	0.80
I-2	Institutional, incapacitated	1.74	1.71	1.66	1.62	1.56	1.44	N.P.	1.52	1.33	N.P.
I-3	Institutional, restrained	1.46	1.43	1.39	1.36	1.30	1.22	1.21	1.26	1.14	N.P.
M	Mercantile	0.98	0.96	0.92	0.88	0.82	0.74	0.75	0.78	0.64	0.63
R-1	Residential, hotels	1.25	1.23	1.18	1.15	1.09	1.00	1.00	1.08	0.91	0.88
R-2	Residential, multiple family	1.12	1.10	1.05	1.02	0.96	0.88	0.88	0.95	0.79	0.75
R-3	Residential, one & two family	0.92	0.90	0.87	0.84	0.80	0.76	0.76	0.77	0.71	0.66
S-1	Storage, moderate hazard	0.73	0.70	0.67	0.62	0.58	0.50	0.51	0.56	0.41	0.39
S-2	Storage, low hazard	0.71	0.69	0.65	0.62	0.57	0.50	0.50	0.55	0.41	0.38

Note a. R-3 Garages = 0.20

Note b. Unfinished basements (all Use Groups) = 0.20

Note c. Finished basements (all Use Groups) = same as Use Group/Type Construction

Note d. Permit fee multiplier = .0090

Note e. Gross area modifier = 67

EXAMPLE

Location: Anywhere, PA
Type of Construction: 5B
Height: 2 stories
Use Group: R-4
Permit Fee Multiplier = 0.0090
Gross Area Modifier = 67

Living Area: 1st Story = 1,000 sq. ft.
Living Area: 2nd Story = 1,000 sq. ft.
Area: Garage = 550 sq. ft.
Area: Unfinished Basement = 1,000 sq. ft.
Area: Deck = 240 sq. ft.

PERMIT FEE

Living Area = 2,000 X 67 X 0.66 X 0.0090 =	\$796.00
Garage Area = 550 X 67 X 0.20 X 0.0090 =	66.00
Unfinished Basement = 1,000 X 67 X 0.20 X 0.0090 =	121.00
Deck = 240 sq. ft. =	60.00
Driveway =	25.00
Certificate of Use and Occupancy =	<u>150.00</u>
Total Permit Fee	\$1218.00