

RESOLUTION NO. 2018-09

RESOLUTION OF THE BOARD OF SUPERVISORS OF THORNBURY TOWNSHIP TO ESTABLISH A FEE SCHEDULE

THEREFORE, BE IT RESOLVED that the Thornbury Township schedule for permit fees shall be established as follows:

General Terms and Policies

- All applications must be submitted with two sets of plans, drawings, and/or sketches of the alteration or addition showing structural, framing and piping detail sufficient to understand the project. Site plans should include set back dimensions.
- The property owner must sign the application or contractor must submit Owner Authorization Form.
- Each permit application shall be accompanied by a signed contract.
- All contractors must provide the PA Contractors license, Mandatory Workers' Compensation Insurance, as well as current liability insurance when application is made.
- The mandatory state surcharge of \$4.50 shall be added to the cost of each construction permit fee.
- **All building applications shall be subject to a zoning permit review.**
- A fine equal to twice the required permit fee shall be assessed if construction begins prior to a permit being issued. In addition to the fine, the property owner, applicant, or applicant's representative shall bear any cost to remove, disassemble, or otherwise alter and/or reconstruct the improvement so as to provide for the required inspections of the same; and may be required to test any material as required by the Township. The fine must be paid prior to the issuance of any permit.
- Any field inspection that requires more than 2 site visits by the Township Building Inspector due to incomplete work (including footings foundation, framing, plumbing and final inspections) will incur an additional fee of \$70 per site visit.
- The applicant, owner, or agent shall reimburse all fees paid to the Township professional consultants such as Township Engineer or Solicitor for all reviews and field inspections if required.
- All inspections require a minimum of 48 hours' notice.
- All previously established fees, permits, and policies prior to this Fee Resolution, not specifically changed or repealed, remain in effect.
- The Board of Supervisors by written request shall have the right to waive or reduce any applicable fee.
- Stormwater Management Ordinance Requirements: At a minimum, Regulated Activities that involve 500 or more square feet, but less than 2,000 square feet of Proposed Impervious Surfaces and/or less than 10,000 square feet of proposed Earth Disturbance require Stormwater Management. Details of the management requirements can be found in Thornbury Township Code Chapter 116.

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Building Permits

Residential

- New Construction Plan Review Fee \$100.00
- New Construction \$215.00 minimum fee or one percent (1%) of the total value of the cost of construction whichever is greater
- Alterations, Renovations, Accessory Structures and Additions \$100 minimum fee or two percent (2%) of the total value of the cost of construction whichever is greater

Commercial

- Plan Review Fee \$150.00
- New Construction \$345 minimum fee or one percent (1%) of the total value of the cost of construction whichever is greater
- Alterations, Renovations, and Additions \$125 minimum fee or two percent (2%) of the total value of the cost of construction whichever is greater

Electrical Permits

Residential

- Single Family Dwelling – 200 amps, rough wire & final - \$150.00
- Single Family Dwelling – greater than 200 amps, rough wire & final - \$200.00
- Additions/Renovations to Existing Residential House - \$125.00
- Pools – \$195.00
- Solar Installations
 - Under 10 kW - \$200.00
 - Each additional kW - add \$20 per kW
- Generators
 - Under 22 kW - \$100.00
 - Over 22 kW to 40 kW - \$150.00
- Service – Meter Equipment
 - 200 amps or less - \$100.00
 - 400 amp (320 amp) - \$125.00

Commercial

- Plan Review (minimum one hour) \$65 per hour
- Rough wire and final inspection based on Plan Review - Minimum \$100.00 and up
- Store sign requiring electric \$65.00 for the first sign; \$15.00 for each additional sign
- Parking Lot Poles \$65.00 for the first pole; \$15.00 for each additional pole

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Erosion and Sedimentation Control (Grading/Stormwater Management)

Simplified Approach to Stormwater Management for Small projects:

- Regulated Activities that involve 500 or more square feet, but less than 2,000 square feet of Proposed Impervious Surfaces and/or less than 10,000 square feet of proposed Earth Disturbance
- Two sets of plan to be submitted to the Township with the application fee of \$130.00 plus an executed escrow agreement established in the amount of \$300.00
- The escrow shall be used to reimburse the Township for Township Engineering and other required Consultant fees. Charges shall be made on a per hour basis with the balance of the escrow fund being returned to the applicant upon site completion. The escrow must be replenished if the balance drops below \$100.00 (one hundred dollars). All reviews shall cease and/or the job will be issued a stop work order until such time that the additional escrow deposit has been made. The deposit shall be equal to the original escrow amount.
- Details of the requirements can be found in Ordinance Chapter 116 Appendix A

Projects greater than 2,000 square feet of proposed Impervious surface and/or greater than 10,000 square feet of Earth Disturbance

- Requirements, standards and submission details may be found in Chapter 116 Stormwater Management
- Two sets of plans shall be submitted to the Township with an application fee of \$190.00 and an executed escrow agreement established in the amount of \$1,000.00.
- The escrow shall be used to reimburse the Township for Township Engineering and other required Consultant fees. Charges shall be made on a per hour basis with the balance of the escrow fund being returned to the applicant upon site completion. The escrow must be replenished if the balance drops below \$300.00 (three hundred dollars). All reviews shall cease and/or the job will be issued a stop work order until such time that the additional escrow deposit has been made. The deposit shall be equal to the original escrow amount.

Mechanical Permits

- HVAC, Gas powered Generators, and Oil Tanks - \$115.00
- New Construction (Residential and Commercial) - \$30 for the first \$1000 of cost plus \$20 for each \$1000.00 or fraction thereof; minimum fee of \$115.00
- Duct work must be inspected for Fire Code Compliance
- Commercial Exhaust Hood/ Fire Suppression System Installation \$200.00
- Sprinkler Systems
 - Residential \$10.00 for each \$1000 of estimated cost or fraction thereof
 - Commercial \$30.00 for each \$1000 of estimated cost or fraction thereof

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Plumbing Permits (replacement of fixtures does not require a permit)

- New Construction (Residential and Commercial) - \$30.00 for the first \$1000 of cost plus \$20.00 for each \$1000.00 or fraction thereof; minimum fee of \$180.00
- Residential modification \$100.00
- Commercial modification \$150.00
- Sewer Connection
 - Residential \$150.00
 - Grinder pump (electrical permit required) \$100.00
 - Commercial - \$30 for the first \$1000 of cost plus \$20 for each \$1000.00 or fraction thereof; minimum fee of \$180.00
- Water Service
 - Residential flow meter pit \$125.00
 - Commercial - \$30 for the first \$1000 of cost plus \$20 for each \$1000.00 or fraction thereof; minimum fee of \$180.00

Zoning Permit

- Zoning & Use Permit \$50.00
- Decks, Patios, Walkways, Fences, and Sheds \$50.00
- Certificate of Use and Occupancy
 - Commercial Resale \$100.00
 - Residential and Commercial New Construction \$50.00
 - Commercial Knox Box must be obtained; contact Thornbury Township Fire Marshal
- Special Events, Seasonal Sales – application shall be accompanied by a detailed site plan indicating proposed location of any temporary structures within the zoning envelope \$200.00

Other Fees (alphabetically ordered)

Communication Antenna Application \$500.00

Deck Permit – requires Building Permit, Zoning Permit, possible E & S Permit

Demolition Permit – follows Building Permit Fee Schedule

Detached Garage – requires Building, Zoning, and Electrical Permits

Driveway Permit – Exceeding 500 sq. ft. requires Erosion and Sediment Control Permit (E & S)

Duplication fees

- Photocopying 8 ½” x 11” single sided \$0.25 per page; B&W \$0.35 per page color
- Photocopies other sizes up to 11” x 17” B&W \$1.00 per page

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- Any larger records including but limited to plans, maps, and similar oversized documents will be sent by the Township for copying and 100% of the costs shall be reimbursed prior to receipt of the record.
- Township Comprehensive Plan, SALDO, Zoning Ordinances - available at no cost on township website www.thornburytwp.com

False Alarm Call for Automatic Protection Devices

- \$0.00 First occurrence in 365 day period
- \$50.00 Second occurrence in 365 day period
- \$100.00 Third occurrence in 365 day period
- \$250.00 Each additional occurrence in 365 day period

Fence Permit – require a Zoning Permit

Fireworks Permit (Commercial Use Only)

- Setting off Consumer Grade 1.4G Fireworks \$100.00; in addition, registration required with the State of PA required if setting off Display Grade 1.3 G Fireworks.
- Non-consumer sale and display/discharge of display fireworks application fee \$750.00 plus a \$1,000,000 certificate of insurance must be filed with TT for display fireworks.

Park Pavilion and Township Building Rental

- \$100.00 rental fee plus a \$50.00 damage escrow (2 checks) (the escrow shall be returned upon inspection)

Pool Permit – requires Zoning and Electrical Permits

Returned Check Fee of \$35.00

Sign Permit

- \$100 per sign or 1% of the total construction value whichever is greater
- \$70.00 per side Face Change of an existing sign
- \$125.00 for a 14 day temporary sign

Shed – requires Building & Zoning Permit, possibly Electric

Solicitation/Transient Merchant Permit

- Fee is \$150.00 per person; valid for 60 days upon approval.
- Thornbury Township Application form required as well as completed state background check and driving record check for each person.
- PA Sales Tax License or a Social Security Number must be provided on the application.
- Permit, if issued, must be displayed at all times on the person while conducting business in Thornbury Township.

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Street Opening Permit - \$175 fee; Requires Plumbing Permit Application

Tax Collector Services

- A fee of \$25.00 for each tax year certification per folio requested for the Township.
- A fee of \$40.00 for each tax certification per folio requested within 72 hours of settlement for Township taxes.
- A fee of \$20.00 for each duplicate tax bill issued.
- A fee equal to the actual bank charge incurred by the Township plus \$20 for each check used in payment of tax certification fees that is returned unpaid due to insufficient funds.

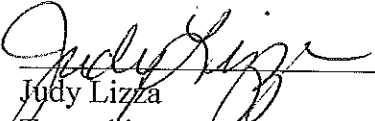
Tree Clearing Permit - \$35.00 per tree if removing 10 or more trees

UCC Board of Appeals Application - \$500.00

RESOLVED and **ADOPTED** this 2nd day of January 2018 by the Board of Supervisors of the Township of Thornbury, Chester County, Pennsylvania.

ATTEST:

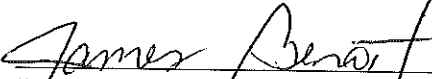
**THORNBURY TOWNSHIP, CHESTER COUNTY
BOARD OF SUPERVISORS**



Judy Lizza
Township Manager



Robert Anthony, Chairman

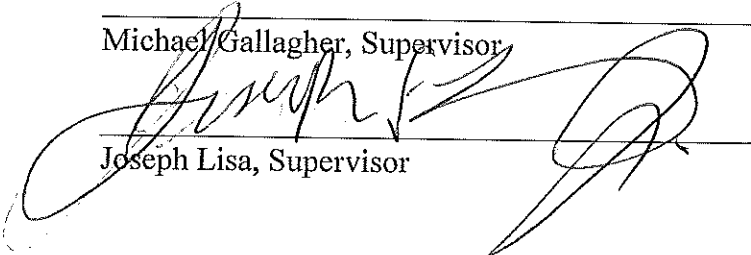


James Benoit, Vice Chairman



William Reilly, Supervisor

Michael Gallagher, Supervisor



Joseph Lisa, Supervisor