

RESOLUTION # 24-07

- A. Use and Occupancy Permit for all of the below listed structures will be required and its associated cost is included in the building permit fee if a building permit is required.
- B. A Zoning Permit for all of the below listed structures will be required and its associated cost is included in the building permit fee, if a building permit is appropriate.
- C. Agriculture buildings including but not limited to; farm buildings, barns, milk houses, silos, animal sheds, equipment storage buildings in conjunction with agriculture and carriage houses owned and used by members of a recognized religious sect for the purpose of housing horses and storing buggies are specifically exempt (UCC as amended by ACT 93 of 2004) from a building permit.

The term (Agricultural Building) shall not include habitable space or spaces in which agricultural products are processed, treated or packaged and shall be construed to mean a place of occupancy for the general public.

- D. Recreational Cabins as defined in the UCC, as amended by ACT 93 of 2004, are specifically excluded from the requirement for a building permit.

Utility and miscellaneous use structures as defined in the UCC, are specifically excluded from the requirement for a building permit.

Alterations to residential buildings that do not make structural changes or changes to means of egress as defined in the UCC, are specifically excluded from the requirement for a building permit. For the purposes of this paragraph, a structural change does not include a minor framing change to replace windows or doors.

Manufactured housing bearing a label as required under the Manufactured Housing Construction and Safety Standards Authorization Act ( November 17, 1982) certifying compliance with the Housing and Community Development Act of 1974 (Public Law 93-383, 88 Stat. 633) is exempt from the UCC, as amended by Act 93 of 2004. Industrialized Housing as defined in the Industrialized Housing Act of May 11, 1972 is also exempt from the UCC, as amended.

An Application for a Construction Permit for a dwelling unit or a one-room schoolhouse utilized by a member or members of a recognized religious sect may file an application with the Code Administrator for an exemption from the electrical provision of the UCC which conflicts with the Applicant's religious beliefs.

E. Residential (Non-Commercial) New Construction

- 1. New single-family dwelling unit, multiple-family dwelling unit, condominium unit or similar structure shall have a fee 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, attached carports, foyers and attics that have a minimum of six feet (6') headroom and decks or patios.

Per square foot of floor space.....\$0.50 with a minimum of \$400.00

- 2. Additions to existing residential buildings

Per square foot of floor space.....\$0.50 with a minimum of \$75.00

3. Accessory Buildings or structures . such as detached garages, detached carports, storage sheds, and all decks, enclosed porches, gazebos and patios regardless of square footage.

Per square foot of floor space.....\$0.50 with a minimum of \$75.00

4. Accessory Buildings or structures not exceeding 1,000 square feet do not require a Building Permit, however, a Zoning Permit review is required.

5. Remodeling, when structural changes or changes to means of egress are involved, a permit may be required. The Code Administrator shall review the application and the determination based on the scope of work involved. Routine repairs and/or maintenance items such as replacement of hot water heater or upgrading windows in the place of existing windows, repainting, or wallpapering will not likely require a permit.

Electrical repairs will likely require that an inspection by agency or individual, certified and registered with the Commonwealth of Pennsylvania, will occur. The electrical contractor should contact the Code Administrator and discuss the specific situation before work commences. Your electrical contractor is fully aware of these agencies and personnel.

F. Commercial/Industrial/Institutional

1. New Construction/Additions for any Commercial/Industrial/Institutional

Per Square foot of floor space for the first 5,000 S.F.....\$0.45  
Per Square foot of floor space greater than 5,000 S.F.....\$0.35  
Minimum Building Permit Fee.....\$500.00

2. Commercial/Industrial/Institutional Renovations/Alterations

Per Square foot.....\$0.45  
Minimum Building Permit Fee.....\$250.00

3. Non Residential Accessory Buildings for Commercial/Industrial/Institutional

Per Square foot.....\$0.45  
Minimum Building Permit Fee..... \$150.00

4. Communications Towers

Building Permit Fee is \$375.00 plus \$10.00 per foot in height for plans prepared by a Pennsylvania Registered Professional Engineer. For plans prepared by non Pennsylvania Registered Professional Engineer, the application shall post a \$1000.00 review fee escrow account for review of the plans and any inspections necessary by the Township Engineer.

G. Swimming Pools

- 1, Above Ground Pool.....\$100.00
- 2. In ground Pool.....For the 1<sup>st</sup> \$20,000 in cost or fraction thereof.....\$250.00
- 3. For each Additional \$1000.00 or fraction thereof ..\$20.00

H. Sign Permit

1. Real Estate Signs (Rent, Sale, etc.).....30"x24".....No Permit
2. Home Occupations (2 SF or less).....\$25.00
3. Commercial Signs(Including Real Estate signs 30"X24"and over)..\$50.00 plus \$1.00 Per SF

I. Highway Occupancy Permit for Driveway.....\$60.00

J. Demolition Permit.....\$100.00

K. Fuel Tank Removal (Permit from PA DEP also required).....\$100.00

L. Engineering Review Fees. When it is deemed necessary by the Code Administrator that the Township Engineer review any plans related to building and/or site work, the applicant shall be responsible for all costs connected with the review. The sum of \$1000.00 shall be posted in an escrow account by the applicant upon the determination that such review is necessary. No occupancy permit will be issued until the payment of all outstanding engineering bills in paid to the Township. A 1 1/2% service charge will added to all outstanding bills over thirty days old.

M. Use and Occupancy Permits. When No building permit is required in accordance with this fee schedule, but a Use and Occupancy Permit is required by other Township Codes, there shall be a \$35.00 fee for inspection of premises and issuance of the Use and Occupancy Permit. When a building permit has been issued in accordance with this fee schedule, no additional fee shall be required for an occupancy permit.

N. Certain other buildings and structures are excluded from the requirement of a building permit. However, the Township Zoning Ordinance requires that a Zoning Permit be issued to assure that the building plan meets the criteria of the Zoning Ordinance. A \$25.00 fee for a Zoning Permit shall be paid upon application submission.

**RESOLUTION NO. 4 - 11**

**AMENDMENT OF CONSTRUCTION AND BUILDING PERMIT FEES**

**IT IS HEREBY RESOLVED** by the Board of Supervisors of West Caln Township, Chester County, Pennsylvania that Resolution No. 24-07 previously adopted by the Board is hereby amended by adding the following Section O thereto:

“O. The sum of \$10.00 shall be added to the cost of each Construction Permit and Building Permit issued under this Resolution under the authority of the Uniform Construction Code to provide for the payment and administration of the quarterly transmittals to the Commonwealth of Pennsylvania required by Act 157 of 2006, as amended.”


Except as modified by this Resolution, Resolution No. 24-07 shall remain unmodified and in full force and effect.

ADOPTED this 11<sup>th</sup> day of April, 2011.

BOARD OF SUPERVISORS

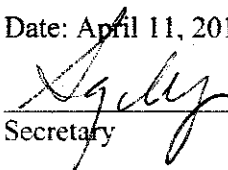
  
Chairman

  
Supervisor

  
Supervisor

ATTEST:

Date: April 11, 2011

  
Secretary