

EPHRATA TOWNSHIP 2020 FEE SCHEDULE

Building and Zoning Permits

The following permit fees shall be imposed in connection with the administration of the Ephrata Township Zoning Ordinance:

Residential – Single Family new construction, alterations, additions etc.

\$25.00 for the first \$1,000.00 of construction value plus an additional \$5.00 for each additional \$1,000.00 of construction value or part thereof.

Uniform Construction Code Permit Review and Inspection Fees – All fees charged by ABI, Inc. in connection with plan review and inspections will be the responsibility of the applicant. ABI, Inc. current fee schedule is attached.

Multi Family Residential / Commercial, Industrial and Institutional Projects

\$25.00 for the first \$1,000.00 of construction value plus an additional \$5.00 for each additional \$1,000.00 of construction value or part thereof.

Uniform Construction Code Permit Review and Inspection Fees – All fees charged by ABI, Inc. in connection with plan review and inspections will be the responsibility of the applicant. ABI, Inc. current fee schedule is attached.

Zoning Application Fees. The following application and appeal fees shall be imposed in connection with the administration of the Ephrata Township Zoning Ordinance:

Zoning Hearing Board:

Special Exception and Variance request, interpretation or appeal - \$500.00

Validity challenge of the Zoning Ordinance - \$1,000.00

Board of Supervisors:

Conditional Use applications - \$500.00

Rezoning, Text Amendment or curative amendment application - \$1,000.00

Subdivision and Land Development Fees

Plan Type	Administrative Fee	Escrow Account*
Sketch	\$200	\$500
Lot Add On	\$200	\$500
Revised Plan	\$200	\$500
Subdivisions		
(Preliminary or Final)		
Residential	\$200 + \$15/lot	\$1000 + \$50/lot
Commercial/Industrial	\$200 + \$15/acre	\$1000 + \$75/lot
Land Development		
(Preliminary or Final)		
Residential	\$200 + \$15/unit	\$1000 + \$50/unit
Commercial/Industrial	\$200 + \$15/acre	\$1000 + \$75/acre
Waiver Request of Plan Processing	\$100	\$250

* Escrow Account - Each applicant shall deposit with the Township an escrow account in the amount listed above at the time of filing an application. The escrow fund shall be used to reimburse the Township for all engineering, inspection and legal fees incurred in the review of the plan, inspection of improvements, preparation and recording of any appropriate documents and any other expenses which the Township may incur in the connection with the processing of the application and development of the property. In the event that the escrow fund is insufficient at any time to pay such costs, the Township shall bill the applicant for the actual additional costs. In the event that the escrow fund is in excess of the Township's costs, the Township shall refund such excess monies, without interest, to the applicant upon completion of the project.

Engineering and Solicitor Fees – Attached are the 2020 rates for the Township Engineering Firm, Rettew Associates, the Township Sewer Authority Engineering Firm, Becker Engineering and the Township and Authority Solicitor, Anthony Schimaneck from Morgan Hallgren Crosswell and Kane

Storm Water Permit Fees

Storm Water Management Plan Exemption – No Charge

Storm Water Management Plan – Minor Land Disturbance - \$150.00

Storm Water Management Plan – Major Land Disturbance - \$300.00 plus \$500 escrow*

* Each applicant shall deposit with the Township a sum in the amount of \$500.00 at the time of filing an application for approval of a major storm water management plan. The escrow fund shall be used to reimburse the Township for all engineering, inspection and legal fees incurred in the review of the plan, inspection of improvements, preparation and recording of any appropriate documents and any other expenses which the Township may incur in the connection with the processing of the application and development of the property. In the event that the escrow fund is insufficient at any time to pay such costs, the Township shall bill the applicant for the actual additional costs. In the event that the escrow fund is in excess of the Township's costs, the Township shall refund such excess monies, without interest, to the applicant upon completion of the project.

Other Fees:

Recording Fees. Any costs related to the recording of documents with the Recorder of Deeds of the County of Lancaster shall be paid by the applicant.

Reimbursement of Costs for acceptance of Dedication of Street. If a developer shall dedicate streets to the Township, developer shall, at developer's sole cost and expense, provide the Township with four copies of the recorded subdivision plan showing the street(s) to be dedicated; a copy of the recorded deed for the development (or portion thereof, which includes the street(s) to be dedicated) reflecting the current owner, previous owner, date of deed, and recording reference; a legal description for each street; right-of-way width and Cartway width for each street; the beginning and ending points for each street; the name and address of the legal owner(s) of the land to be dedicated; total centerline length of each street; subdivision plan

Copying Fees - \$.25 per copy for copies made at the Township. If outside copying service is used the actual cost incurred by the Township will be invoiced to the individual. Fees are required to be paid in full before copies are released.

Subdivision and Land Development Ordinance - \$25.00

Zoning Ordinance and Map - \$25.00

Zoning Map - \$5.00



Associated Building Inspections 2020 – FEE SCHEDULE

The below fees are a guide to our costs for Building Code enforcement and services. *Please feel to reach out to us directly to request a quote for our services.* Additional information may be needed to properly build your quote.

ABI offers a team of plans examiners that are subject matter experts in their respective disciplines. **This affords us the ability to review most commercial plan submissions in 7-10 business days** (*Larger more complex jobs may require additional time*). Residential plan reviews are typically turned around in 5-7 days.

RESIDENTAIL FEES

Code enforcement services:

Individual Inspections.....	\$59 per inspection
Re-Inspections.....	\$59 per inspection
Plan Review.....	\$150/hr
Supplemental Staff Coverage	\$59/hr
Administrative.....	\$40/hr
Permit Courier	\$20
Expedited plan reviews.....	double standard rate.
Emergency Inspections.....	\$75 per hr
Legal proceedings/hearings.....	\$75/hr
Code Consultation services.....	\$75/hr
Pre-construction/site meetings.....	\$75/hr
Property Maintenance Code/Rental Property	\$75/hr
Decks*.....	\$59 per inspection
Pools*.....	\$59 per inspection
24 Point Inspection.....	\$118
New Mobile Homes*.....	\$275
Used/Relocated Mobile Homes*.....	\$350
Demolition.....	\$160
Generators.....	\$59 per inspection
Solar.....	See solar fee schedule

*Decks and pools charged at our standard rate.
Note: Blower door tests performed by others.

Minimum Inspection fees:

Renovations/Alterations.....	\$175
New Construction/additions.....	\$295

Note: These fees may be adjusted based upon the simplicity or complexity of the project.

New construction/addition project calculations: (*for projects over 2600 sq. ft.*)

Plan review.....	\$150/hr (<i>pro-rated quarterly after the first hr</i>)
Inspections	total square footage of conditioned space x .295

Note: These fees may be adjusted based upon the simplicity or complexity of the project.

SOLAR FEES

Plan review.....\$150/hr (*pro-rated quarterly after the first hr*)

Inspection fees - Inspections are calculated using the table below.

	<u>Solar</u> Size of solar system	Flat rate/ Cost per sf
1	Up to 8kw	\$75 Flat
2	8kw to 20kw	\$300 Flat
3	21kw to 100kw	\$.12
4	101kw to 250kw	\$.10
5	251kw to 500kw	\$.08
6	501kw to 1meg	\$.06
7	Over 1meg	\$.04

Pricing subject to change for additional inspections, complexity or simplicity of project.



Associated Building Inspections 2020 – FEE SCHEDULE

COMMERCIAL FEES

Code enforcement services:

Individual inspections	\$105 (per trip/ per hour)
Re-inspections.....	\$105 (per trip/ per hour)
Plan review.....	\$150/hr (pro-rated quarterly after the first hr)
Administration Services.....	\$40/hr
Permit Courier	\$20
Emergency Inspections.....	\$210/hr
Expedited plan reviews.....	Double standard rate.
Legal proceedings/hearings.....	\$150/hr (pro-rated quarterly after the first hr)
Code Consultation services.....	\$150/hr (pro-rated quarterly after the first hr)
Pre-construction/site meetings.....	\$150/hr (pro-rated quarterly after the first hr)
Property Maintenance Code/Rental Property	\$75/hr. (pro-rated quarterly after the first hr)
Illuminated signs.....	\$225 min. (additional inspections may be required)
Solar.....	See solar fee schedule
Decks.....	\$105 per inspection
Commercial pools.....	see below table, line #4
Commercial Pools 3-Year D.O.H. Electrical Renewal.....	\$250.00 (\$100 each additional pool)

Minimum Inspection fees:

Interior renovations/alterations.....	\$725 *
New Construction/additions.....	\$940 *

*These fees may be adjusted based upon the simplicity or complexity of the project.

Standard commercial project calculations:

Plan review.....\$150/hr (pro-rated quarterly after the first hr)
 Inspection fees.....Inspections are calculated using the table below. Determine the use group and type of construction and multiply that by the square footage of the proposed project.

<u>USE GROUP</u> International Building Code Chapter 3 (Based upon ICC building construction valuation data)		Additions/ Alterations Cost per sq. ft	New Construction Cost per sq. ft.
1	Assembly (see Section 303): Groups A-1, A-2, A-3, A-4 and A-5	\$.42	\$.51
2	Business (see Section 304): Group B	\$.40	\$.475
3	Educational (see Section 305): Group E	\$.41	\$.49
4	Factory and Industrial/ Pools (see Section 306): Groups F-1 and F-2	\$.35	\$.415
5	High Hazard (see Section 307): Groups H-1, H-2, H-3, H-4 and H-5	\$.36	\$.43
6	Institutional (see Section 308): Groups I-1, I-2, I-3 and I-4	\$.425	\$.54
7	Mercantile (see Section 309): Group M	\$.375	\$.445
8	Residential (see Section 310): Groups R-1, R-2, R-3, and R-4	\$.385	\$.46
9	Storage (see Section 311): Groups S-1 and S-2	\$.34	\$.40
10	Utility and Miscellaneous (see Section 312): Group U	\$.33	\$.385

If both renovations and new construction will take place combine the fees of the square footage based upon the use group. For a mixed-use group calculate the square footage of each use group.

Accessibility:

\$300 up to 10,000 square feet. Over 10,000 square feet the fee shall be the minimum fee plus .05/sq. ft. for the total amount of square footage exceeding 10,000 square feet. These fees may be adjusted lower based upon the simplicity of the project.



Associated Building Inspections 2020 – FEE SCHEDULE

ELECTRICAL FEES

(for Electric only jobs)

Electrical services:

Individual Residential inspections/re-inspections	\$59 (per trip/ per hour)
Residential Plan review.....	\$59/hr (pro-rated quarterly after the first hr)
Individual Commercial inspections/re-inspections	\$105 (per trip/ per hour)
Commercial Plan review.....	\$150/hr (pro-rated quarterly after the first hr)

SERVICE - METER EQUIPMENT UP TO 600 VOLTS

Not over 400 Amp.....	\$105.00
Not over 600 Amp.....	\$120.00
Not over 800 Amp.....	\$135.00
Not over 1000 Amp.....	\$150.00
Not over 1200 Amp.....	\$175.00
Not over 1600 ampere	\$200.00
Over 1600 ampere	\$350.00
• \$10.00 for each additional meter	
• Over 600 Volts - Add \$40.00 Per Category	
• Ground fault protected services add \$125.00 to observe required testing!	

PRIMARY TRANSFORMERS, VAULTS ENCLOSURES, SUB-STATIONS

Not Over 200 K.V.A.....	\$125.00
Over 200 to 500 K.V.A.....	\$175.00
Over 500 to 1000 K.V.A.	\$225.00
Over 1000 K.V.A. -	\$275.00 Plus Consult. Fee

NOTE: Above applies to each bank of transformers

Note: Associated Building Inspections (ABI) is a third-party inspection agency fully licensed, bonded and insured in the state of Pennsylvania. All services billed at net 30-day invoice. Mileage may be charged at standard IRS rate. For unusual circumstances where travel distance is an issue, special fees may apply. Commercial drawings, including decks and pools, shall be provided by a licensed design professional registered in the state of Pennsylvania. Special fee adjustments may be made for projects of repetitive design or complexity of construction. Phased projects will be billed according to number of phases, complexity and proposed timeline. Deferred projects or components may be billed additionally at our standard rate. Please be informed if changes to the drawings occur that require an additional code review (including, but not limited to: RFIs, change orders, etc.), ABI may bill applicant additionally at our standard rate. Any alteration, or deviation from approved plans involving additional inspections shall be executed only upon written change orders, and may become an extra fee. Pricing built per proposed construction timeline. All published fees are contingent upon site accessibility, accidents, and/or delays beyond our control. Project delays, timeline extensions, scope deviation or change orders may incur additional fees. Cancelled/Abandon permit's fees will be reduced by work completed, and all applicable taxes and transaction fees. \$30 fee will be assessed for any returned checks. Emergency inspections are outside normal business hours: M-F 7am-4pm. This fee schedule supersedes all other fee schedules and is effective January 1, 2020.

EPHRATA TOWNSHIP 2020 RATE SCHEDULE

Position	Hourly Rate
Administrative Assistant, Assistant Community Development Specialist, CAD Operator, GIS Technician 1	\$81.00
Community Development Specialist 1, Designer 1, Environmental Scientist 1, Geologist 1, Geoscientist 1, GIS Analyst 1, Landscape Architect/Designer 1, Project Technician, Resident Project Representative 1, Site Designer 1, Soil Scientist 1	\$90.00
Designer 2, Engineer 1, Environmental Scientist 2, Geologist 2, Geoscientist 2, GIS Analyst 2, MS4 Coordinator, Project Surveyor 1, Project Technician 1, Resident Project Representative 2, Soil Scientist 2	\$103.00
Community Development Specialist 2, Engineer 2, Geoscientist 3, GIS Analyst 3, Landscape Architect/Designer 2, Resident Project Representative 3, Site Designer 2, Soil Scientist 3	\$118.00
Biologist 3, Community Development Specialist 3, Engineer 3, Environmental Scientist 3, Geologist 3, Landscape Architect/Designer 3, Project Manager 1, Sr. GIS Analyst 1, Sr. MS4 Coordinator, Sr. Resident Project Representative, Sr. Soil Scientist 1	\$141.00
Project Manager 2, Sr. Community Development Specialist, Sr. Engineer 1, Sr. Environmental Scientist 1, Sr. Geologist 1, Sr. GIS Analyst 2, Sr. Landscape Architect/Designer 1, Sr. Soil Scientist 2, Sr. Surveyor 1	\$161.00

Key Personnel	Hourly Rate
Jim Caldwell, Primary Contact	\$161.00
Melissa Kelly, Alternate Contact	\$161.00

NOTES: Overtime may be charged at a rate of 1½ times the above rates for specific employees, as required by federal law. Invoices will be rendered monthly and are payable upon receipt. Charges are subject to revision.

Expense	Rate
Mileage	Current federally allowable rate
Photocopies	\$.30/each
Postage and Certified Mail	Cost
Prints	\$.60/SF
Overnight mail (FedEx, etc.), miscellaneous travel expenses (parking, tolls, etc.), field supplies, title searches, subconsultants/subcontractors, testing, filing/application fees, GIS data	Cost + 15%



2020 Ephrata Township Solicitor Rates

The Ephrata Township Solicitor and the Ephrata Township Sewer Authority Solicitor for 2020 is the law firm of Morgan Hallgren Crosswell and Kane. The 2020 hourly rates for Morgan Hallgren Crosswell and Kane are as follows:

Partners - \$180.00 / hour.

Anthony P. Schimaneck

Robert E. Sisko

Associates - \$175.00 / hour.

Jason M. Hess