

The following construction activities or structures are not regulated under Act 45 (Building Code) however, they shall require a Zoning Permit.

Section A – Zoning Permits

1. The following structures, if the structure has a building area less than 1,000 square feet, and is accessory to a detached one or two family dwelling, and multi-family dwelling units:

	<u>TOTAL</u>
a. Detached Carport	\$80.00
b. Detached private garage less than 1,000 sq. ft.	\$80.00
c. Greenhouse	\$80.00
d. Sheds and gazebos less than 150 sq. ft.	\$55.00
Sheds and gazebos between 151 sq. ft. to 1,000 sq. ft.	\$80.00
2. All Agricultural Building(s), irrespective of size, as defined by Act 45 Section 103	\$80.00
3. Uncovered decks and patios, with a floor height of 30" or less above finished grade	\$80.00
4. Fences that are no more than 6'0" in height (Agricultural fencing is exempt)	\$55.00
5. Issuance of a Use and Occupancy Permit for a change of use of an existing building to a similar type use, with no structural alterations	\$80.00
6. Signs	
a. Residential Home Occupation or Home Related Business	\$55.00
b. Commercial Non-structural replacement or repair of an existing sign	\$80.00

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Building Permits are required for the following, with the fees set as follows:

All residential detached buildings and structures 1,000 sq. ft. and over; and addition(s) to any principal building require a building permit, see Section A. A state mandated fee of \$4.50 is charged to the applicant for issuance of building permit.

Section A – Residential

	<u>TOTAL</u>
1. New one and two family dwelling unit, multiple family dwelling unit, or similar residential structure; fee shall be 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, foyers and attics that have a minimum of 6-foot headroom	\$100.00 plus \$0.35 per sq.ft. of floor area
2. Additions, attached and detached structures accessory to a residential dwellings to include roofed porches.	\$100.00 plus \$0.35 per sq.ft. of floor area (min. bldg. fee \$375.00)
3. Manufactured Housing Units (inspection of basements, piers, footers and final inspection is required).	\$375.00 plus electrical insp.
4. Alterations, renovations, or modifications of existing buildings or structures to include but not limited to: uncovered decks and patios with a floor height greater than 30" above finished grade.	\$100.00 plus \$0.35 per sq. ft. of floor area (min. bldg. fee \$225.00)

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TOTAL

5.	Miscellaneous Structures	\$100.00 plus review and insp. fees
	<ul style="list-style-type: none">• Structure to include but not limited to• Communication towers or antennas• Retaining walls (over 4' in height)• Alternative energy systems<ul style="list-style-type: none">• Plan review/re-reviews• Inspections to include electrical, if needed	\$68.35 per hr. \$85.00 per insp. as determined by inspector
6.	Re-inspection	\$85.00/insp.
7.	Re-review	\$68.35/hr.

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TOTAL

Section B - Commercial

1.	Commercial, Industrial, Institutional Buildings	
	a. First \$1,000.00 of project cost*	\$100.00
	b. Each additional \$1,000.00 or part thereof	\$6.85
	c. Plan review and Accessibility plan review fee	\$68.35 per hr.
	d. Accessibility inspections	\$210.00
	e. Minimum building permit fee	\$385.00
2.	Review of revisions to previously approved plans	\$68.35 per hr.
3.	Additions, alterations, renovations, or modification of existing buildings or structures	
	a. First \$1,000.00 of project cost*	\$100.00
	b. Each additional \$1,000.00 or part thereof	\$6.85
	c. Plan review and Accessibility plan review fee	\$68.35 per hr
	d. Accessibility inspections	\$210.00
	e. Minimum building permit fee	\$385.00

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TOTAL

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| 4. Special Structures to include,
but not limited to towers, storage
tanks, cell tower, retaining walls
(over 4' in height) and commercial signs | \$100.00 plus
review and
inspection fees |
| a. Plan review | \$68.35 per hr. |
| b. Inspection fee | \$85.00 per insp.
as determined by
inspector |

TOTAL

Section C - Electrical

1. Residential Inspections:

a. Service inspection	\$85.00
b. Rough wiring inspection	\$85.00
c. Final inspection	\$85.00
d. Plan review	\$68.35/hr.
e. Re-inspection fee	\$85.00

2. Commercial Inspections:

a. Plan review and revisions	\$68.35 per hr.
b. First \$1,000.00 of project cost*	\$100.00
c. Each additional \$1,000.00 or part thereof	\$6.85
d. Minimum building permit fee	\$260.00
e. Re-inspection fee	\$85.00

Section D – Plumbing, Mechanical and HVAC

	<u>TOTAL</u>
1. Residential Inspection	
a. Any plumbing, mechanical and/or HVAC work not associated with a building permit and not exempted by the Uniform Construction Code Section 403.62 Permit Requirements and Exemptions shall require a permit.	\$85.00 per insp.
b. Plan review	\$68.35/hr.
c. Re-inspection fee	\$85.00
2. Commercial Inspection	
a. Any plumbing, mechanical, sprinkler system and/or HVAC work not associated with a building permit and not exempted by the Uniform Construction Code Section 403.62 Permit Requirements and Exemptions shall require a permit.	
b. First \$1,000.00 of project cost*	\$100.00
c. Each additional \$1,000.00 or part thereof	\$6.85
d. Plan Review	\$68.35/hr.
e. Minimum building permit fee	\$260.00
f. Re-inspection fee	\$85.00

*The applicant for a permit shall provide an estimated project cost at time of application. Permit valuations shall include total value of work, including excavation for building, materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.

Section E - Miscellaneous

	<u>TOTAL</u>
1. Demolition Permit:	
a. Residential and detached accessory structure	\$80.00
b. Commercial, Industrial, Institutional and detached accessory structures	\$160.00
2. Swimming Pools and spas:	
a. Above ground (pools capable of holding 24 inches or more of water) includes (1) electrical inspection	\$185.00
b. In-ground Includes (2) electrical inspections	\$370.00
3. Building permit review and issuance	\$30.00
4. Building Permit Renewal Fee	\$55.00

Section F – Permit Conditions

When scheduling inspections, the contractor must ensure he has completed all items necessary for the inspection. Should the Building Inspector be required to make additional inspections, a fee of \$85.00 will be due to defray the cost of the inspection. The entire fee must be paid prior to the inspection. The fee is made payable to Technicon Enterprises, Inc. II.