

RESOLUTION 2019-4

**A RESOLUTION OF THE
BOARD OF SUPERVISORS OF KENNETT TOWNSHIP
ADOPTING FEE SCHEDULE**

BE IT RESOLVED that the following fee schedule be established by the Kennett Township Board of Supervisors:

SUBDIVISION, LAND DEVELOPMENT APPLICATION FEES:

All fees are separate from and in addition to consultants' review and engineering fees, which are reimbursable at cost.

Subdivision, Preliminary Plans Filing Fee

Per Lot Created	\$ 400.00
Minimum Fee	\$ 600.00

Land Development

Residential Units, per Residential Unit	\$ 400.00
Commercial, per 1,000 sq.ft. lot coverage	\$ 90.00
Minimum Fee	\$ 900.00

Lot Line Change

Residential	\$ 550.00
Commercial	\$ 800.00

Subdivision/Land Development/Lot Line -Escrow Fees for consultant fees refer to Resolution 2019-3

Fee in Lieu of Land Dedication per Resolution 2004-15

CONDITIONAL USE APPLICATION FEES:

Filing Fee and Initial Hearing	\$ 3,500.00
Each additional Hearing, \$ 500.00 for first hour and \$250.00 for each additional hour or portion thereof	

BUILDING & ZONING PERMITS:

A. New Construction (AS BUILTS REQUIRED FOR NEW SINGLE FAMILY DWELLINGS & WORK COMMENCING PRIOR TO OBTAINING A PERMIT IS SUBJECT TO 2X THE FEES AT THE BUILDING OFFICIALS DESCRETION.)

a) residential, commercial & industrial uses, building permit	see Exhibit A
residential, commercial & industrial uses, zoning permit	\$175.00
b) agricultural uses, first 1,000 sf area	\$100.00
agricultural uses, additional 100 sf area, OFT (or fraction thereof)	\$8.50
agricultural uses, zoning permit	\$175.00

- *Area is gross area, as calculated from the structure's outside dimensions.*

B. Additions

- | | |
|---|-----------------|
| a) residential, one- and two-family dwellings, building | see Exhibit A |
| residential, one- and two-family dwellings, bld, min. fee | \$225.00 |
| residential, one- and two-family dwellings, zoning | \$150.00 |
| b) residential, accessory garage, building | see Exhibit A |
| residential, accessory garage, building, minimum fee | \$125.00 |
| residential, accessory garage, zoning | \$150.00 |
| c) residential, apartments and motels, building | see Exhibit A |
| residential, apartments and motels, building min. fee | \$350.00 |
| residential, apartments and motels, zoning | \$150.00 |
| d) residential, all other uses, building | see Exhibit A |
| residential, all other uses, building, minimum fee | \$350.00 |
| residential, all other uses, zoning | \$150.00 |
| e) non-residential, all uses, building | see Exhibit A |
| non-residential, all uses, building, minimum fee | \$350.00 |
| non-residential, all uses, zoning | \$150.00 |
- *Calculation of area... Permit fees are based on the gross area of the structure as measured from the outside structure dimensions including all floors.*

C. Alterations

- | | |
|---|----------|
| a) residential, first \$1,000 of construction | \$80.00 |
| residential, additional \$1,000 of construction OFT | \$20.00 |
| b) non-residential, first \$1,000 of construction | \$150.00 |
| non-residential, additional \$1,000 of construction OFT | \$25.00 |
| c) agricultural, per \$1,000 of construction OFT | \$25.00 |
- *Applicants must submit contract or estimate with permit application.*
 - *An alteration or repair must not increase area; if area is increased, addition fees apply.*

D. Special Construction

- | | |
|---|----------|
| a) swimming pool, in-ground, building permit | \$250.00 |
| swimming pool, in-ground, zoning permit | \$100.00 |
| b) swimming pool, above-ground, building permit | \$90.00 |
| swimming pool, above-ground, zoning permit | \$90.00 |

c) spas & hot tubs, building permit	\$100.00
spas & hot tubs, zoning permit	\$75.00
d) decks, porches & balconies, up to 200 sf, building permit	\$110.00, plus for every 100 s.f. or fraction thereof an additional \$25.00
decks, porches & balconies, zoning permit	\$75.00
e) detached shed, R3 accessory, to 499 sf, zoning permit	\$75.00
f) detached shed, R3 accessory, 500+ sf	See Exhibit A
Zoning	\$75.00
g) fireplace and chimney, building permit	\$100.00
fireplace and chimney, zoning permit	\$75.00
h) woodstove & fireplace inserts, building permit	\$70.00
i) retaining wall, up to 4 ft high, zoning permit	\$75.00
j) retaining wall, over 4 ft high, building permit	\$100.00
retaining wall, over 4 ft high, zoning permit	\$75.00
k) fence, over 6 ft high, building permit	\$100.00
fence, over 6 ft high, zoning permit	\$75.00
l) temporary construction and sales trailer, building permit	\$150.00 – 6 months
temporary construction and sales trailer, zoning permit	\$75.00
m) driveways, zoning permit	\$75.00
n) temporary structures & tents, building permit	\$75.00 – 30 days
temporary structures & tents, zoning permit	\$75.00
o) canopies & awnings, building permit & carports	\$100.00
Zoning	\$75.00
p) above- and in-ground fuel tanks, zoning permit	\$75.00
q) blasting	\$100.00

r) mechanical, first \$1,000 of construction	\$125.00
mechanical, additional \$1,000 of construction OFT	\$10.00

s) plumbing, first 5 fixtures	\$125.00
plumbing, each additional fixture	\$15.00
Water Service Repair or Replacement	\$75.00
t) Solar Panels or Geothermal Systems	
Commercial - first 100 panels or the first ten wells	\$1,250.00
each additional 100 panels or each ten wells	\$125.00
Maximum Fee	\$6000.00
Zoning fee – ground or roof mounted	\$175.00
Residential Fee	\$250.00
Zoning Fee – ground mounted	\$75.00
u) mobile home, per 600 sf OFT, building permit	\$275.00
mobile home, zoning permit	\$60.00
v) timber harvest	\$60.00
w) pool barrier, building permit	\$90.00
pool barrier, zoning permit	\$75.00
x) demolition	\$200.00
y) re-roofing - commercial	\$150.00
z) lawn irrigation, building permit	\$125.00
lawn irrigation, zoning permit	\$75.00
aa) electrical (approved by L&I-approved underwriter)	\$50.00
bb) Generators	
Residential	\$175.00
Zoning	\$75.00
Commercial	\$175.00
Zoning	\$75.00
cc) Fire Protection, first \$1,000 of construction	\$125.00
Additional \$1,000 of construction OFT	\$10.00
dd) cell tower, new, building permit	\$600.00
cell tower, new, zoning permit	\$175.00
ee) cell tower, co-location, building permit – per antenna	\$175.00
cell tower, co-location, zoning permit – per antenna	\$125.00

ii) SIGNS:	
sign, up to 6 sf, building permit	\$75.00
sign, up to 6 sf, zoning permit	\$75.00

sign, 6+ to 20 sf, building permit	\$120.00
sign, 6+ to 20 sf, zoning permit	\$75.00
sign, 20+ sf to 50 sf, building permit	\$200.00
sign, 20+ sf to 50 sf, zoning permit	\$75.00
sign, over 50 sf, building permit minimum	\$200.00, plus \$1.50 per sf or fraction thereof over 50 sf
sign, over 50 sf, zoning permit	\$75.00
Temporary sign with Zoning Approval	\$75.00 per sign
jj) flagpoles commercial, building permit	\$175.00
flagpoles commercial, zoning permit	\$90.00
kk) tennis courts, utility pads, etc. zoning only	\$100.00
E. Use & Occupancy	
Use & Occupancy, temporary	\$100.00
Use & Occupancy, residential, per unit	\$200.00
Use & Occupancy, non-residential, per 4 FTE OFT	\$300.00
F. Driveway Permits	
Residential	\$80.00
Commercial	\$165.00
G. Administrative Fees	
Written Zoning Opinion by Zoning Officer – Upon Request	\$150.00
Zoning Verification/Compliance letters	\$100.00
H. Building Appeals Board	
Application fee	\$900.00
I. Other Permits	
a) Act 13 of 2004 State Fee, per applicable permit	\$ 4.50
b) “not ready” & re-inspection fee	\$75.00
c) stormwater management system escrow	\$1,000.00
d) Home Occupation	\$100.00
e) Rental Registration	\$100.00
f) Life Safety	\$100.00

ZONING HEARING BOARD:

Appeals, Special Exceptions, and Variances

Class I – Residential Uses

Initial Hearing	\$800.00
Continuance	\$450.00
Per hour or portion thereof after first hour	

Class II – All other uses

Initial Hearing	\$1,200.00
Continuance	\$550.00
Per hour or portion thereof after first hour	

Cancellation after ad is placed:

Class I	\$450.00
Class II	\$550.00

Interventions, per party

\$300.00

ZONING ORDINANCE CHANGES:

By Petition

Plus reimbursement of consultants' and engineers'
Fees, which are reimbursable at cost

\$1,000.00

Subdivision and Land Development:

Subdivision/Land Development/Lot Line - Escrow Fees for
consultant fees refer to Resolution 2019-3

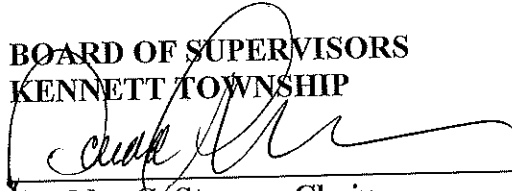
Fee in Lieu of Land Dedication per Resolution 2004-15

Sewer EDU
Traffic Impact Fee:

\$7316 per EDU
\$1376.42 per trip

RESOLVED, this 7th day of January, 2019.

BOARD OF SUPERVISORS
KENNETT TOWNSHIP


Scudder G. Stevens, Chair


Dr. Richard L. Leff, Vice Chair


Whitney S. Hoffman, Supervisor

ATTEST:


Lisa M. Moore, Manager/Secretary

Building Valuation Data – FEBRUARY 2018

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in August 2018. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the "average" construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2018 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are "average" costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural

building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

Example

Type of Construction: IIB
 Area: 1st story = 8,000 sq. ft.
 2nd story = 8,000 sq. ft.
 Height: 2 stories
 Permit Fee Multiplier = 0.0075
 Use Group: B

1. Gross area:
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
B/IIB = \$170.56/sq. ft.
3. Permit Fee:
Business = 16,000 sq. ft. x \$170.56/sq. ft x 0.0075 = \$20,467

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs ^{a, b, c}

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	239.41	231.54	226.03	216.67	203.74	197.86	209.82	186.11	179.13
A-1 Assembly, theaters, without stage	219.07	211.20	205.68	196.33	183.65	177.76	189.48	166.01	159.03
A-2 Assembly, nightclubs	188.23	182.77	178.14	170.93	161.13	156.68	164.92	145.88	140.94
A-2 Assembly, restaurants, bars, banquet halls	187.23	181.77	176.14	169.93	159.13	155.68	163.92	143.88	139.94
A-3 Assembly, churches	220.05	212.18	206.66	197.31	185.99	180.11	190.46	168.36	161.38
A-3 Assembly, general, community halls, libraries, museums	185.05	177.18	170.67	162.31	148.58	143.75	155.46	131.00	125.02
A-4 Assembly, arenas	218.07	210.20	203.68	195.33	181.65	176.76	188.48	164.01	158.03
B Business	192.02	185.04	179.30	170.56	155.93	150.11	164.01	137.00	131.05
E Educational	197.52	190.73	185.77	177.32	165.32	156.97	171.23	144.39	140.26
F-1 Factory and Industrial, moderate hazard	114.08	108.82	102.59	98.59	88.51	84.45	94.44	74.21	69.43
F-2 Factory and industrial, low hazard	113.08	107.82	102.59	97.59	88.51	83.45	93.44	74.21	68.43
H-1 High Hazard, explosives	106.73	101.48	96.25	91.25	82.38	77.32	87.10	68.08	62.30
H234 High Hazard	106.73	101.48	96.25	91.25	82.38	77.32	87.10	68.08	62.30
H-5 HPM	192.02	185.04	179.30	170.56	155.93	150.11	164.01	137.00	131.05
I-1 Institutional, supervised environment	191.30	184.81	179.46	171.90	158.36	154.06	171.99	141.86	137.45
I-2 Institutional, hospitals	321.25	314.27	308.52	299.78	284.17	N.P.	293.24	265.24	N.P.
I-2 Institutional, nursing homes	222.99	216.01	210.27	201.52	187.89	N.P.	194.98	168.96	N.P.
I-3 Institutional, restrained	218.28	211.30	205.55	196.81	183.43	176.62	190.27	164.50	156.55
I-4 Institutional, day care facilities	191.30	184.81	179.46	171.90	158.36	154.06	171.99	141.86	137.45
M Mercantile	140.27	134.81	129.18	122.96	112.68	109.23	116.95	97.44	93.50
R-1 Residential, hotels	193.08	186.60	181.24	173.68	159.89	155.58	173.77	143.39	138.97
R-2 Residential, multiple family	161.95	155.46	150.10	142.54	129.52	125.22	142.64	113.02	108.61
R-3 Residential, one- and two-family ^d	151.10	146.99	143.20	139.61	134.50	130.95	137.27	125.85	118.45
R-4 Residential, care/assisted living facilities	191.30	184.81	179.46	171.90	158.36	154.06	171.99	141.86	137.45
S-1 Storage, moderate hazard	105.73	100.48	94.25	90.25	80.38	76.32	86.10	66.08	61.30
S-2 Storage, low hazard	104.73	99.48	94.25	89.25	80.38	75.32	85.10	66.08	60.30
U Utility, miscellaneous	83.66	79.00	74.06	70.37	63.47	59.32	67.24	50.19	47.80

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$21.00 per sq. ft.

Exhibit A

The Multiplier is (.0075)

This fee is for the building portion only. Additional fees for plumbing, mechanical, electrical, unfinished basements and other improvement may apply.

A \$15.00 per sf building value will be used for unfinished basements for all use groups.

A private residential garage is a utility, miscellaneous use.

Deduct 20% for "Shell only" buildings.

N.P.= Not Permitted

EXAMPLE OF HOW TO CALCULATE A BUILDING PERMIT FEE:

- This example assumes 2,800 sf of Residential R-3, Construction Type VB.
- \$116.15 (from table) X 2800 square feet = \$325,220.00
- \$325,220.00 x .0075 = \$2,439.15
- For this example, the fee is \$2,439.15