

HEIDELBERG TOWNSHIP
YORK COUNTY, PENNSYLVANIA



RESOLUTION 2022-3

**A RESOLUTION OF THE TOWNSHIP OF HEIDELBERG, YORK COUNTY,
PENNSYLVANIA, ESTABLISHING FEES FOR SERVICES AND PERMITS**

BE IT RESOLVED, that the following fees shall be charged for the services and permits specified below:

Building Permits

Building Permit Fees- Township

Up to and including \$50,000	\$200.00
\$50,001 - \$250,000	\$250.00
\$250,000 and above	\$300.00

See Appendix I for Commonwealth Code Inspection Services, Inc Residential Building Fee Schedule

See Appendix II for Commonwealth Code Inspection Services, Inc Commercial Building Fee Schedule

Zoning Fees

Application Fee \$50.00 due to township at time of application submission

See Appendix III for Commonwealth Code Inspection Services, Inc Zoning Fee Schedule

Any and all permits that require engineering, stormwater management plans, or any legal reviews are billed to the permit applicant at cost.

Subdivision Fees

**You and/or your engineer are required to make application to the
York County Planning Commission and to the Heidelberg Township Engineer**

Preliminary Plan Review	\$75.00
Revised Preliminary Plan Review	\$50.00
Final Plan Review	\$150.00
Revised Final Plan Review	\$50.00
Per lot or dwelling unit charge shown	\$50.00
Land Development Plan	\$250.00

Review of all other plans (including sketch plans)	\$50.00
Waiver Request (per waiver)	\$150.00
Storm Water Management Fee	GHI: Billed Actual Charges
Park and Recreation Fee:	\$1,500 per lot or dwelling unit to be paid prior to recording the final plan.

Administrative/Other

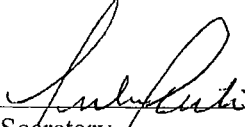
Township Engineer	CSD: Billed as actual charge
Zoning Hearing Application (non-refundable)	\$1000.00 residential \$2000.00 commercial
Petition to Amend the Zoning Ordinance (Additional fees associated with the review may also be incurred, including, but not limited to Legal and Engineering fees)	\$550.00
Zoning Ordinance Book (includes map)	\$30.00
Subdivision & Land Development Ordinance Comprehensive Plan	\$30.00
Construction Specifications Book	\$25.00
Photo Copies of Any Requested Ordinance Or Other Records Search and/or Research	Contact Township for actual cost \$0.35 for standard/up to \$3.00 for other.
Late Fee	5%
Returned Check	\$50.00

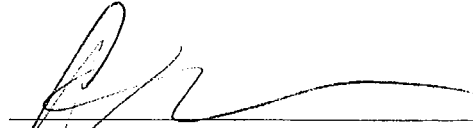
NOTE: If not otherwise listed, the fee will be assessed at the discretion of Heidelberg Township

RESOLVED this 6th day of April, 2022.

ATTEST:

**HEIDELBERG TOWNSHIP
YORK COUNTY, PENNSYLVANIA**


Secretary


Timothy Hansen, Chairman

Commonwealth Code Inspection Service, Inc.

40 W. 11th Ave., Suite F
York, Pa. 17404

717-846-2004 Phone
717-846-2294 Fax

January 1, 2022

Residential Inspection Prices

Residential inspection prices are for dwellings 0 to 2500 square feet. Dwellings over 2500 square feet will be charged an additional ten dollars per 100 square feet, which will be added to the total basic inspection fee. Fees are for a maximum of one inspection per category; additional inspections shall be billed at the minimum rate.

Footings.....	\$50.00	
Foundations.....	\$50.00	
Framing rough.....	\$50.00	
Plumbing rough.....	\$50.00	
Mechanical rough.....	\$50.00	
Electrical rough/service.....	\$50.00	
Energy rough	\$50.00	
Sprinkler rough.....	\$50.00	
Drywall.....	\$50.00	
<u>Final</u>	<u>\$50.00</u>	Including sprinkler if applicable
	\$500.00	Inspection Fees with Sprinkler
	\$450.00	Inspection Fees without Sprinkler
Application / processing Fee:	\$15	

Additional inspection fees may be assessed at not less than \$50.00 per visit as required due to the complexity, number of visits, or execution of the work being done. Small-scale projects will be priced depending on the complexity of the project, the length of the project, and the number of inspections required. Some examples are:

Mobile homes (or \$50 per trip).....	\$300.	Not Over 200Amp	\$60
HUD Foundations.....	\$100	Over 200 Amp - 400 Amp	\$75
Decks (2 trips; over 30").....	\$100.	Over 400 Amp Commercial Fee Applies	
Sheds (Over 1000 Sq. Ft. (1 trip only)....	\$50.	Investigations	\$55
Fences (over 6').....	\$50.	Return Trips	\$50
Daycares (up to six kids).....	\$75	Duplicate Certificate Issuance.....	\$25
Daycares (over six kids up to 24).....	\$100	Sewer Laterals.....(per inspection).....	\$50
Foster Homes	\$65	Sewage Pits.....	\$50
Swimming Pools		Grease Traps.....	\$50
Above Ground	\$100		
In Ground	\$150		
<u>Electrical Service</u>			

Residential Plan reviews

Residential R-3 & R-4 plan review fees are calculated as follows:

General residential (R-3 & R-4) housing and additions -		\$50.
Small alterations (residential decks, fences over 6', porches, sheds, small additions etc...)-		\$25.
Sprinkler – NFPA 13R	\$25	(included in regular plan review)
Sprinkler – IRC	\$25	

Commonwealth Code Inspection Service, Inc.

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CONSOLIDATED COMMERCIAL FEE SCHEDULE

Commercial Inspection Fees

The fee schedule for inspections is based upon the latest building valuation data report of square foot construction costs published by the ICC valuation service, with a regional modifier applied. Actual cost submitted to, and accepted by, the Municipality may also be used. There is a \$50 Application/Processing charge applied to all projects submitted on this fee schedule.

Large projects that require long term multiple inspections (progressive inspections) are calculated as follows:

Projects with a total construction cost of \$0.00 to \$499,999.99*

Total construction cost X .002 = insurance cost
 + Estimated length of project in weeks X \$50. = labor & travel cost
 = Total
 or no less than \$50. Per trip based on scope and complexity of the project.

Projects with a total construction cost of \$500,000.00 to \$2,000,000.00*

Total construction cost X .002 = insurance cost
 + Estimated length of project in weeks X \$50. = labor & travel cost
 = Total
 or no less than \$50. Per trip based on scope and complexity of the project.

Projects with a total construction cost of > \$2,000,000.00 to \$6,000,000.00*

\$4000.00 + [(Total construction cost - \$2,000,000) X .0009] = insurance cost
 + Estimated length of project in weeks X \$45. = labor & travel cost
 = Total

Projects with a total construction cost of > \$6,000,000.00 to \$10,000,000.00*

\$7600.00 + [(Total construction cost - \$6,000,000) X .0008] = insurance cost
 + Estimated length of project in weeks X \$40. = labor & travel cost
 = Total

Projects with a total construction cost of > \$10,000,000.00 to \$30,000,000.00*

\$10800.00 + [(Total construction cost - \$10,000,000) X .00075] = insurance cost
 + Estimated length of project in weeks X \$40. = labor & travel cost
 = Total

Projects with a total construction cost of > \$30,000,000.00 to \$50,000,000.00*

\$25800.00 + [(Total construction cost - \$30,000,000) X .0007] = insurance cost
 + Estimated length of project in weeks X \$40. = labor & travel cost
 = Total

Projects with a total construction cost of >\$50,000,000.00 to \$100,000,000.00*

$$\begin{aligned} & \$39800.00 + [(Total\ construction\ cost - \$50,000,000) \times .00065] = \text{insurance cost} \\ + & \frac{\text{Estimated length of project in weeks} \times \$40.}{=} = \text{labor \& travel cost} \\ = & \text{Total} \end{aligned}$$

Projects with a total construction cost of >\$100,000,000.00 to \$200,000,000.00*

$$\begin{aligned} & \$72300.00 + [(Total\ construction\ cost - \$100,000,000) \times .0006] = \text{insurance cost} \\ + & \frac{\text{Estimated length of project in weeks} \times \$40.}{=} = \text{labor \& travel cost} \\ = & \text{Total} \end{aligned}$$

Projects with a total construction cost of >\$200,000,000.00 to \$350,000,000.00*

$$\begin{aligned} & \$132000.00 + [(Total\ construction\ cost - \$200,000,000) \times .00055] = \text{insurance cost} \\ + & \frac{\text{Estimated length of project in weeks} \times \$40.}{=} = \text{labor \& travel cost} \\ = & \text{Total} \end{aligned}$$

Projects with a total construction cost of >\$350,000,000.00 to \$500,000,000.00*

$$\begin{aligned} & \$214500.00 + [(Total\ construction\ cost - \$350,000,000) \times .0005] = \text{insurance cost} \\ + & \frac{\text{Estimated length of project in weeks} \times \$40.}{=} = \text{labor \& travel cost} \\ = & \text{Total} \end{aligned}$$

The inspection fees for Mechanical, Plumbing, Electrical, Energy, Accessibility and Fire Protection are computed at 25 percent of the Building inspection fee for each discipline. Multiple prime contracts will be computed the same as a building inspection fee and combined prime contract fees shall be no less than a single contract fee, distributed on a percentage of total basis.

Inspection Fee Example:

Type of Construction: 2C
Use Group: B

Height: 1 story, 12 feet
Area/Floor: 10,000 sq. ft.

Solution		
1	Gross square footage: 1 story X 10,000 square feet	10,000 sq. ft.
2	Compute estimated construction value	
	Type of construction factor	1.02
	Gross area modifier	67
	Estimated construction value (30000 X 1.02 X 67	\$683,400.00
3	Compute plan review fee	
	Building: \$683,400. X .002	\$1,366.80
	Mechanical, Plumbing, Electrical: (.25 X \$1366.80) X 3	\$1,025.10
4	Total inspection fees	\$2,391.90
5	Commonwealth Discount fee: X .80 (if applicable**)	\$1,914

*Pricing schedules assume that the project will not cause an increase in our insurance costs.

**Smaller projects may be calculated at \$100 per inspection category, but no less than \$50 per category.

***Discounts may be given for warehouses, building shells, or repetitive work at the discretion of the plan review and inspection departments

Commercial Plan Reviews

We will perform commercial plan reviews. Our Commercial Plan review fees (\$150 minimum) are calculated according to the ICC Valuation Service or actual cost of construction as follows:

Estimated Construction Value \$ 0. to \$ 1,250,000. = Construction value X .0015
(\$150 Minimum)

Estimated Construction Value \$ 1,250,000. to \$ 5,000,000. = \$1,875. + (.0005 X construction value over \$1,250,000.)

Estimated Construction Value over \$5,000,000. = \$3,750. + (.0004 X construction value over \$5,000,000.)

Plan review for mechanical, plumbing, electrical, energy, accessibility and fire protection are computed at 25% of the building plan review fee for each discipline.

Special pricing may be given to buildings such as warehouses due to their relative simplicity or structures with repetitive features such as high rise buildings

Plan Review Fee Example:

Type of Construction: 2C Use Group: B
Height: 3 stories, 35 feet Area/Floor: 10,000 sq. ft.

Solution		
1	Gross square footage: 3 stories X 10,000 square feet	30,000 sq. ft.
2	Compute estimated construction value	
	Regional Modifier	1.02
	Square foot cost of construction	67
	Estimated construction value (30000 X 1.02 X 67*	\$2,050,200.00
3	Compute plan review fee	
	Building: \$1,875 + (2,050,200 - \$1,250,000) X (.0005)	\$2,275.00
	Mechanical, Plumbing, Electrical: (.25 X \$2,275) X 3	\$1,706.25
4	Total ICC Based plan review fee	\$3,981.25

* (Gross area modifier of 67 as example, actually based on the average building cost per square foot in the geographic area.)
This formula does not reflect changes that ICC may have made to their fee schedule. We will use other plan review services that meet our criteria for consistent quality and charge the same or less than ICC reviews.

Plan reviews covering the requirements of mechanical and plumbing codes are available, each for a fee of 25% of the applicable building code review fee. Plan reviews for the requirements of the electrical code shall be provided at a fee of 35% of the applicable building code review fee, excluding reviews for any use included in the "I" (Institutional) use group classification. Reviews done for the excluded use classification shall be based upon the degree of complexity

A preliminary plan review is available for a fee of 50% of the full plan review fee cost.

Preliminary plan review addresses such code requirements as: use and occupancy classification, type of construction, height and area calculations, means of egress, and fire restrictive construction requirements.

The preliminary plan review fee shall be credited towards the cost of a complete building code plan review conducted by Commonwealth Code Inspection Service, Inc.

Expedited or "fast track" plan reviews may be available as time and work-load allow. Expedited plan reviews shall be charged at 150% of the regular rate.

**CHECKS FOR PLAN REVIEW FEES SHALL BE MADE PAYABLE TO:
Commonwealth Code Inspection Service, Inc. (CCIS).**

Commonwealth Code Inspection Service, Inc.

Peter Schilling

40 West 11th Avenue, Suite F

York, PA 17404

Phone 717-846-2004 • Fax 717-846-2294

codeservices@codeservices.net

Heidelberg Township

6424 York Road

Spring Grove, Pennsylvania

17362

Residential Applications	\$50 per application
Residential Inspections	\$50 per inspection
Commercial Applications	\$100 per application
Commercial Inspections	\$100\$ per inspection
Administration Fee	\$15 per project
Permits and Certificates	\$0
Phone/email Consultation	\$0
On-site Consultation	Charged as inspection

This will be passed directly on to the permit applicant.

Extra services involving enforcement for work performed without a permit will be charged to the property owner at a per inspection rate. Enforcement involving filing and appearances at a District Magistrate will be charged at a per inspection rate to the property owner.



Peter Schilling, President
CCIS