

RESOLUTION NO. 041210-5

A RESOLUTION OF THE BOROUGH OF GETTYSBURG, ADAMS COUNTY, PENNSYLVANIA, IMPLEMENTING FEES FOR THE ADMINISTRATION OF THE UNIFORM CONSTRUCTION CODE.

WHEREAS, the Borough of Gettysburg (hereinafter referred to as the "Borough") has, by Ordinance No. 1292-04 enacted on June 14, 2004, adopted the Uniform Construction Code as the municipal building code of the Borough of Gettysburg in conformity with the Pennsylvania Construction Code Act and the regulations promulgated thereunder by the Pennsylvania Department of Labor and Industry (hereinafter collectively referred to as the "Code"); and

WHEREAS, the Borough has, by Ordinance No. 1375-10 enacted on April 12, 2010, elected to reverse its opt-out decision and to commence administration and enforcement the Code; and

WHEREAS, pursuant to the Ordinance and the Code the Borough is authorized by resolution to set fees for the administration of the Code.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Gettysburg, as follows:

1. In addition to all fees for the issuance of construction and building permits established by previous ordinance and/or resolution, the Borough hereby establishes fees for all construction, maintenance, or repairs which require a construction permit or building permit and/or inspections pursuant to the Code which fees are set forth in the Fee Schedule, which is attached hereto as Exhibit "A" and is incorporated by reference. In addition to the fees set forth on Exhibit "A," the Borough shall charge an administration fee of ten (10%) percent of the fees charged by Commonwealth Code Inspection Services, Inc. which shall be assessed and collected by Commonwealth Code Inspection Services, Inc. for each application for a construction permit or building permit or for each request for an inspection pursuant to the Code.


2. Pursuant to the requirements set forth in 35 P.S. § 7210.703, Commonwealth Code Inspection Services, Inc. shall also collect on behalf of the Borough a \$4.00 fee on each construction or building permit issued under the Code and shall transmit such fees so collected quarterly to the Pennsylvania State Treasury to be used for the training and education of municipal code officials.

3. This Resolution shall supersede all previous fee resolutions or ordinances of the Borough to the extent that they are inconsistent with this Resolution.


4. This Resolution shall be effective upon adoption.

THIS RESOLUTION DULY ADOPTED according to law on the 12th day of April 2010, at a duly advertised regular meeting of the Borough Council of the Borough of Gettysburg.

BOROUGH OF GETTYSBURG

By: 
John D. Butterfield
President of Borough Council

Attest:

By: 
Sara L. Stull, Borough Secretary

APPROVED this 12th day of April, 2010.


By: 
William E. Troxell, Mayor

Exhibit "A"

Commonwealth Code Inspection Service, Inc.

1102 Sheller Avenue, Suite B
Chambersburg, Pa. 17201

717-262-0081 Phone
717 263-3546 fax

January 1, 2010

Residential, Day Care, C.O., & Foster Home Inspection Prices

Residential inspection prices are for dwellings 0 to 3500 square feet. Dwellings over 3500 square feet will be charged an additional ten dollars per 100 square feet, which will be added to the total basic inspection fee.

Footings	\$45
Foundations	\$45
Framing	\$55
Plumbing	\$55
Mechanical	\$55
Electrical	\$65
Energy	\$45
Wallboard	\$45
Final	\$45

Total Inspection fees: \$455

All prices include rough and final inspections. Final must be ready within 6 months or additional fee will apply.

Additional inspection fees may be assessed at not less than \$45 per visit as required due to the complexity or execution of the work being done.

Small-scale projects will be priced depending on the complexity of the project. Some examples are:

Mobile Homes (2 trips only) on Piers	\$115
Decks (2 trips max) High (over 5 feet)...	\$100
Low	\$55
Sheds (1 trip) Stick Built (1 trip) ...	\$55
Pre-Fab	\$45
Fences	\$45
Daycares	\$55 up to six kids
Daycares	\$85 over six kids up to 24
Foster Homes	\$65
Change of Occupancies	
Under 8000 sq.ft.	\$100
Over 8000 sq. ft.	\$130
Swimming Pools	
Above Ground	\$55
In Ground	\$140
Electrical Service	
Not Over 200Amp	\$60
200 Amp - 400 Amp	\$75
Over 400 Amp Commercial Fee Schedule Applies	
Investigations	\$55
Return Trips	\$55
Duplicate Permit and Occupancy Certificate Issuance.....	\$25

Plan review is \$35 per hour for residential, with a one hour minimum except for minor projects.
Commercial fees appear elsewhere.

Commonwealth Code Inspection Services, Inc.
Electrical and Fire Inspection-Enforcing and Consulting Service

ELECTRICAL FEE SCHEDULE

ROUGH WIRING INSPECTION

All switches, lighting, and receptacles to be counted as outlets

1-25 outlets \$40.00
 for ea. Additional 10 outlets or fraction thereof \$15.00

FINISH INSPECTION

1-25 outlets \$40.00
 for ea. Additional 10 outlets or fraction thereof \$15.00

EQUIPMENT & APPLIANCES

Outlet for single unit 15 kw or less \$35.00
 For ea additional outlet 15 kw or less \$15.00

**MOTORS, GENERATORS, TRANSFORMERS,
 CENTRAL HEATING, DUCT HEATERS, AIR
 COND., ELEC. FURNACES, AND WELDERS**

Less than 1/4 H.P. , K.W. , or K.V.A. First Unit\$25.00
 1/4 H.P. , K.W. , or K.V.A. to 3/8 H.P. , K.W. , or K.V.A. each.....\$35.00
 3/8 H.P. , K.W. , or K.V.A. to 5/8 H.P. , K.W. , or K.V.A. each.....\$60.00
 Over 5/8 H.P. , K.W. , or K.V.A. each.....\$70.00

FEEDERS OR SUB PANELS

Up to 225 Amp.\$20.00
 Over 225 Amp. to 400 Amp.\$25.00
 Over 400 Amp. to 1200 Amp.\$35.00
 Over 1200 Amp.\$85.00

**SERVICE -METERING IEQUIPMENT UP TO
 600 VOLTS**

Not over 200 Amps.....\$60.00
 Over 200 Amp. to 225 Amp.....\$75.00
 Over 225 Amp. to 400 Amp.....\$80.00
 Over 400 Amp. to 800 Amp.....\$85.00
 Over 800 Amp. to 1000 Amp.....\$150.00
 Over 1000 Amp. Including one control center.....\$225.00
 Each Additional Control Center.....\$145.00
 Over 600 Volts - Add \$40.00 per category

**PRIMARY TRANSFORMERS, VAULTS,
 ENCLOSURE, SUB-STATIONS**

Not over 200 K.V.A.\$85.00
 Over 200 to 500 K.V.A.\$115.00
 Over 500 to 1000 K.V.A.\$150.00
 Over 1000 K.V.A. - \$185.00 Minimum plus consultation fee.

NOTE: Above applies to each bank of transformers

SIGNALING SYSTEMS

For the first 15 devices\$55.00
 For each additional 5 devices\$15.00

**MODULAR HOMES, MINOR ALTERATIONS &
 ADDITIONS**

Service and 1 to 25 outlets\$60.00
 [Single Visit Only]

MOBILE HOMES

Service including Feeder or Receptacle
 [Service Visit Only]\$60.00
 Service Additional Meter\$20.00

State Inspection of Swimming Pools – Apply for Fee

Special Service and/or conditions not provided for in this schedule apply for fee.

Minimum Charge is \$45.00

This fee schedule supersedes all others and is effective 1-1-08

Commonwealth Code Inspection Service, Inc.

1102 Sheller Avenue, suite B
Chambersburg, Pa. 17201

717 262-0081 Phone
717-2633546 Fax

June 1, 2004

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.

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.

** 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 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 is computed at 25% of the building plan review fee for each discipline. (\$150 minimum)

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
Height: 3 stories, 35 feet

Use Group: B
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.

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