

**READING TOWNSHIP  
ADAMS COUNTY, PENNSYLVANIA**

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**RESOLUTION 2022-03**

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**A RESOLUTION ESTABLISHING A FEE SCHEDULE FOR ORDINANCES,  
PERMITS, INSPECTIONS AND PLAN REVIEWS FOR THE YEAR 2021**

**WHEREAS**, the Board of Supervisors is authorized and empowered to set reasonable and necessary fees to reimburse the Township for the costs and the expenses of processing, issuing, tracking, and reviewing applications for permits and approvals, performing inspections, and producing records and ordinance copies.

**WHEREAS**, the Board has considered and reviewed the actual costs associated with the foregoing;

**NOW THEREFORE BE IT RESOLVED**, this 3rd day of January 2022, that the Reading Township Supervisors hereby adopt the following fees, which fees shall become effective immediately.

**COPIES:**

- 25 cents/page (standard size documents)
- Actual costs for reproduction of oversized documents, tapes, and other non-standard records

**POLICE ACCIDENT/INCIDENT REPORTS** \$15.00  
Printed Photographs \$15.00 per page

**ORDINANCES:**

- Floodplain Ordinance \$20.00
- Grading Ordinance \$20.00
- Zoning Ordinance \$26.00
- Subdivision & Land Development Ordinance \$26.00
- Construction Specifications Manual: \$125.00

**YARD SALE PERMITS:** No charge for first permit and \$5.00 charge for second permit held within the calendar year. Only two Yard Sale Permits allowed per calendar year.

**SOLICITATION/PEDDLE PERMITS:** \$35.00 per person engaged in solicitation or peddling.

**DRIVEWAY PERMIT:** \$60.00

**BOARD OF SUPERVISORS HEARING APPLICATION FEES:**

- Conditional Use Application \$600.00
- Curative Amendment \$600.00
- Amendments to Zoning Ordinance and Zoning Map \$450.00
- Liquor License Hearing Review \$250.00
- In addition to foregoing fees, the Township will charge any actual review costs incurred by the Township that exceed these fees.

**RETURN CHECK FEE:** \$50 plus Township cost

**ON-LOT SEPTIC ORDINANCE FEES:**

- Septic Hauler Initial Application Fee \$35.00
- Septic Hauler Annual Renewal Fee \$30.00
- Septic Hauler Pumping/Inspection Reporting Fee \$25.00



**APPLICATIONS & PERMITS FOR ZONING & BUILDING PROJECTS**  
(PA Municipal Code Alliance)

**Administrative Costs:** \$50.00

**Zoning Permit:** \$50.00

A Zoning Permit is required prior to the erection, addition, or alteration of any building or portion thereof; or prior to a change of use of a building or land; or prior to the change or extension of a non-conforming use.

**Zoning Hearing Board Application Fee:**

- Variance Request \$600.00
- Special Exceptions \$600.00
- Appeals from Determination of Zoning Officer \$600.00
- Other Appeals \$600.00
- Substantive Validity Challenge \$650.00

\*In addition to the foregoing fees, the Township will charge any actual review Costs incurred by the Township that exceed these fees.

**Building Permit Application Fees:**

- Residential Units \$96.00
- Other Structures \$56.00
- Temporary Permits \$46.00
- Commercial Permits \$56.00
- Ag Buildings not Commercially Operated \$85.00
- State Code Official Training Fee per UCC Building Permit \$ 4.50
- UCC Code Appeals Applications/Administrative Fee \$1,040.00

**Building Inspector Fees (PMCA)**

- No refunds issued for permits that have been revoked or suspended for cause.

***PA Municipal Code Alliance ~ Attachment A.***

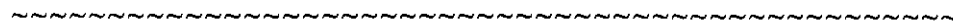
**Commercial Building Permit: (PMCA):**

- No refunds issued for permits that have been revoked or suspended for cause.

**Grading Permit Attachment C**

**Resolution 2018-19: Fee Schedule for Grading, Stormwater Mgmt. and E&S Control Plans**

- Standard Grading Permit/As Built Plans \$400.00
- Stormwater Management/Erosion & Sediment Control Plan(s) **Attachment C**



**SEWAGE ENFORCEMENT**

(KPI Technology)

Fee Schedule for Administration of the Sewage Facilities Act ~ ***Attachment D.***

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**SUBDIVISION AND LAND DEVELOPMENT PLANS:**

|                                                                                                    |                  |
|----------------------------------------------------------------------------------------------------|------------------|
| <b>Administration Fee for all Category Submissions:</b>                                            | <b>\$500.00</b>  |
| <b>Plus, the following Lot and Engineering Fees:</b>                                               |                  |
| Category I - Residential Subdivision/Land Development Fee                                          |                  |
| 1-5 lots: \$25.00 Per Lot plus Engineering Review Fee                                              | \$1,000.00       |
| 6 + lots: \$30.00 Per Lot plus Engineering Review Fee                                              | \$1,200.00       |
| Category II - Non-Residential Subdivision (Commercial - Excluding Agriculture)                     |                  |
| 1-5 lots: \$25.00 Per Lot plus Engineering Review Fee                                              | \$1,500.00       |
| 6 + lots: \$30.00 Per Lot plus Engineering Review Fee                                              | \$1,800.00       |
| Category III - Agricultural/Non-Residential Land Development                                       |                  |
| 1-5 lots: \$25.00 Per Acre plus Engineering Review Fee                                             | \$1,500.00       |
| 6 + lots: \$30.00 Per Acre plus Engineering Review Fee                                             | \$1,700.00       |
| Category IV - Agricultural Subdivisions                                                            |                  |
| Each lot \$25.00 plus Engineering Review Fee                                                       | \$900.00         |
| A Recreation Fee In lieu of Land Dedication will be charged in accordance with Ordinance #2019-01. | \$778.08/per lot |
| <b>Legal Review for Preliminary or Final Subdivision &amp; Land Development Plans:</b>             |                  |
| Review Fees/Escrow Deposit:                                                                        | \$400.00         |
| Legal Review Fee:                                                                                  | \$153.00/hr.     |
| Paralegal Fee                                                                                      | \$95.00/hr.      |

***Engineering Fees ~ Gannett Fleming, Inc. ~ Attachment E***

Any unused portions of the deposit shall be returned to the applicant 60 – 90 days following recording of the final plan at the Adams County Courthouse. If fees exceed the amount of the deposit, the applicant shall reimburse the Township an amount equal to the increased costs. ***All fees shall be paid prior to the release of signed plans for recording.***

Developer shall pay the hourly rate charged to the Township for review by any consultant the Township deems necessary to review said plan(s). Such costs shall include, but not be limited to:

- Reviewing the plan for conformance to the provisions of the codes and ordinances of the Township.
- Site inspection for conformance to Subdivision/Land Development Plans.
- Review cost estimates of required improvements. Construction observation of public improvements.
- Administrative Fees and any other fees to cover the cost of necessary reviews by Township Consultants.

Resolution 2022-03

Fee Schedule

The definition of "consultant" shall include the services of the Engineer, Solicitor, Building Code Official, Zoning Officer, Sewage Enforcement Officer, or other professional or specialist whose services the Township deems necessary to review plans.

If the fees are expected to exceed the deposit amount for a large subdivision & land development plan, the developer shall establish an escrow account in an amount estimated by the Township Engineer. A minimum of \$1,000.00 must be maintained in the escrow account until project completion is approved by the Township Engineer. Preliminary and final plans for fees to be paid within 30 days of approval/presentation of fees invoice.

**Highway Capital Improvement Fund:**

(In lieu of the requirement that landowners construct onsite frontage improvements)

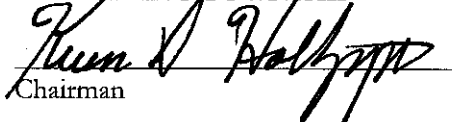
Uniform Per-Lot Fee: \$4,000.00

RESOLVED, this 18<sup>th</sup> day of January 2021, to become effective immediately.

ATTEST:

\_\_\_\_\_  
Secretary

BOARD OF SUPERVISORS  
OF READING TOWNSHIP

  
Chairman



**Chambersburg Office:** 380 Wayne Ave. Chambersburg, PA 17201 **Phone:** 717 496-4996  
**Bedford Office:** 125 S. Richard Street, Suite 102, Bedford, PA 15522 **Phone:** 814 310-2326  
**Somerset Office:** 318 Georgian Place, Somerset, PA 15501 **Phone:** 814 444-6112  
**Adams Office:** 1895B York Road, Gettysburg, PA 17325 **Phone:** 717 321-9046  
**Email:** pmca@pacodealliance.com **Website:** https://pacodealliance.com/

# Attachment A

## 2022 PMCA Residential Fee Schedule

Including but not limited to:  
 Single Family Homes, Swimming Pools, Decks, Small Projects, Day Care, C.O., & Foster Home Inspection Prices

**Residential (New Home or individual inspection pricing depending on the project)**

Residential inspection prices per trip 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.....              | \$55 | Sprinkler Rough In.....                          | \$65  |
| Under slab inspection..... | \$55 | Electrical Service (\$75) & Rough in (\$70)..... | \$145 |
| Foundations.....           | \$55 | Energy.....                                      | \$55  |
| Framing.....               | \$80 | Wallboard.....                                   | \$55  |
| Plumbing Rough in.....     | \$50 | Final.....                                       | \$65  |
| Mechanical Rough in.....   | \$50 |                                                  |       |

**Total Inspection fees: \$610 w/o Sprinkler or Under slab**

- Final must be ready within 1 year or an additional Processing Fee will apply.
- Additional inspection fees may be assessed at not less than \$55 per visit as required due to the complexity or execution of the work being done.

**Application Fees:**

- Application Fee.....\$50 for Residential / \$75 for Commercial
- Plan Review Fee per hour for residential.....\$50 (one-hour minimum per plan review)
- Temporary and Provisional Certificates of Use and Occupancy.....\$110
- Extension / Withdrawal.....\$50 for Residential / \$75 for Commercial (additional fees may apply)
- Commercial fees appear elsewhere.

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

- Mobile Homes on Piers (3 trips only).....\$195 (footer, electric service, final)
- Decks.....\$165 (footer, framing, final)
- Fences and retaining walls (2 trips).....\$120
- Sheds (1 trip).....\$65 (small prefabricated utility structure under 500 sq. ft.)
- Residential Demolition (1 trip).....\$65 Commercial ..... \$100 minimum (only if all the structure is demolished)
- Swimming Pools
  - Above Ground (with bonding requires two trips).....\$120 Above Ground (rubber siding).....\$65
  - In Ground.....\$175

**Miscellaneous Project Inspection Fees:**

- Daycares (up to 6 kids).....\$75 (1<sup>st</sup> trip), \$75 (each return trip)
- Daycares (over 6 kids up to 24 total).....\$125 (1<sup>st</sup> trip), \$75 (each return trip)
- Foster Homes.....\$125 (1<sup>st</sup> trip), \$75 (each return trip)

**Change of Occupancies**

|                        |       |                       |       |
|------------------------|-------|-----------------------|-------|
| Under 8000 sq. ft..... | \$150 | Over 8000 sq. ft..... | \$185 |
|------------------------|-------|-----------------------|-------|

**Residential Electrical Service Upgrade**

|                       |      |                             |      |
|-----------------------|------|-----------------------------|------|
| Not Over 200 Amp..... | \$75 | Over 200 Amp - 400 Amp..... | \$85 |
|-----------------------|------|-----------------------------|------|

Over 400 Amp Commercial Fee Schedule Applies - All commercial fees appear elsewhere

- Return Trips due to failed or incomplete inspections or field corrections.....\$75 minimum
  - Duplicate Permit and Occupancy Certificate Issuance.....\$50
  - Field investigations and complaints initiated by the municipality or for enforcement purposes are invoiced to the municipality directly at our standard per hour rate.....\$50
  - Investigation/Stop Work Order/Notice of Violation, etc.....\$75 per Postage (per/Certified/1st Class).....\$20
  - Activities of the Chief Code Official will be invoiced at the rate of.....\$95 per hour
  - Administrative Support will be invoiced at the rate of.....\$50 per hour
  - Copies – Black & White
 

|                          |                 |                     |
|--------------------------|-----------------|---------------------|
| Standard .25/sheet       | Legal .50/sheet | Ledger .75/sheet    |
| Color Standard .50/sheet | Legal .75/sheet | Ledger \$1.00/sheet |
- Extensive copying and larger documents will be billed for time and materials.
- Items not described above or otherwise priced on the commercial, supplemental, or special fee schedules will be invoiced at the standard rate of \$50 per hour plus expenses. Expenses may include items such as copies, constable fees, supplies, etc.
  - Late fee of 1.5% assessed on all accounts over 30 days (partial payments apply to oldest invoice first)
  - Return check charge \$50

**Please be advised ALL fees set above and on all the fee schedules are for inspections only and do not include:**

- Plan Review Fee
- Possible Municipal Fee
- State (DCED) Fee
- Application Fee
- Added Fee(s) due to failed inspections

## 2022 PMCA Residential Fee Schedule



**Chambersburg Office:** 380 Wayne Ave. Chambersburg, PA 17201 **Phone:** 717 496-4996  
**Bedford Office:** 125 S. Richard Street, Suite 102, Bedford, PA 15522 **Phone:** 814 310-2326  
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## 2022 PMCA Supplemental Fee Schedule

### Residential

- Additional inspection fees may be assessed at not less than \$55 per visit as required due to the complexity or execution of the work being done. Complex inspections and multiple trips are charged accordingly.
- **Electrical Service Upgrade**
  - Not Over 200 Amp .....\$75      Over 200 Amp - 400 Amp .....\$85
  - Over 400 Amp - Commercial Fee Schedule Applies
- **Decks or Porches** .....\$165
- Under 30" but attached to structure .....\$165      Deck or Porch with Roof .....\$165 (footer, framing, final)
- Fences and retaining walls (2 trips) .....\$120 (fences over 6 feet high & retaining walls over 4 feet high)
- Sheds (1 trip) .....\$65 (small prefabricated utility structure under 500 sq. ft.)
- Residential Demolition (1 trip) .....\$65 minimum - Commercial Demolition \$100 minimum
- **Swimming Pools**
  - Above Ground (with bonding requires 2 trips) .....\$120      Above Ground (rubber siding) .....\$65
  - In Ground .....\$175 (footer, bonding, final)
- Residential Re-Roof .....\$120 (with structural repairs)
- Outside Wood Stoves (2 trips maximum) .....\$120 (includes siting, underground piping, & final)

### Commercial Projects (Small Projects not otherwise defined)

- Cell Tower ..... See Commercial Fee Schedule
  - Antenna Colocation ..... 1 antenna / \$210    2 to 5 antenna / \$420    6 to 10 antenna / \$840    11 to 15 antenna / \$1,260
- Change Door(s) if structural change .....\$100 (could vary depending on how many are changed)
- Change Windows(s) if structural change .....\$100 (could vary depending on how many are changed)
- Demolition .....\$100 minimum (only if ALL of structure is being demolished)

### Fees below may be specific to local ordinances:

- Sewer Laterals .....\$75 first trip / \$55 per trip thereafter
- Zoning Field Inspections .....\$50 per hour
- Explosive/Blasting (per site) – with fees added for Application, Plan Review, etc.
  - Up to 5 Days .....\$200      Add for each additional day beyond 5 .....\$85
- Explosive/ Blasting Magazine Placement
  - Up to 5 Days .....\$325      Add for each additional day beyond 5 .....\$80
- Fireworks Sales Tent .....\$75 (plus application, plan review, Admin fees, etc.)
- Fireworks Display/Discharge ..... Application Fee: \$75      Plan Review: \$100
  - Inspection Fee: Weekday: \$200 (Business Hours ONLY)      All other / \$300 per inspection location
- Welding and Cutting Permit – Commercial job sites .....\$100

### Miscellaneous Project Inspection Fees:

- Daycares (up to 6 kids) .....\$75 (1st trip), \$75 (each return trip)
- Daycares (over 6 kids up to 24 total) .....\$125 (1st trip), \$75 (each return trip)
- Foster Homes .....\$125 (1st trip), \$75 (each return trip)
- **Change of Occupancies**
  - Under 8000 sq. ft. ....\$150      Over 8000 sq. ft. ....\$185
- Return Trips due to failed or incomplete inspections or field corrections ....\$75 minimum
- Duplicate Permit and Occupancy Certificate Issuance .....\$50
- Field Investigations and complaints initiated by the municipality are invoiced to the municipality directly at our standard per hour rate .....\$50
- Investigation/Stop Work Order/Notice of Violation, etc. ....\$75 each      Postage (per/Certified/1st Class) .....\$20
- Activities of the Chief Code Official will be invoiced at a rate of .....\$95 per hour
- Administrative Support will be invoiced at the rate of .....\$50 per hour
- **Copies –**

|               |                    |                 |                     |
|---------------|--------------------|-----------------|---------------------|
| Black & White | Standard .25/sheet | Legal .50/sheet | Ledger .75/sheet    |
| Color         | Standard .50/sheet | Legal .75/sheet | Ledger \$1.00/sheet |

Extensive copying and larger documents will be billed for time and materials.
- Items not described above or otherwise priced on the commercial, supplemental, or special fee schedules will be invoiced at the standard rate of \$50 per hour plus expenses. Expenses may include items such as copies, constable fees, supplies, etc.

Inspection time for all permits is for 1 site visit for a total accumulated time of 1 hours, unless otherwise noted. Each subsequent hour required shall be at the rate of Fifty dollars (\$50.00) per hour of the inspector's time on site and subsequent report. This amount shall be paid in full prior to issuance of the Certificate of Occupancy.

**Please be advised ALL fees set above and on all the fee schedules are for inspections only and do not include:**

- Plan Review Fee
- State (DCED) Fee
- Added Fee(s) due to failed inspections
- Possible Municipal Fee
- Application Fee

## 2022 PMCA Supplemental Fee Schedule



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**2022 COMMERCIAL FEE SCHEDULE**

Our standard fee schedule for inspections is derived from the latest building valuation data report of square foot construction costs published by the International Code Council, with a regional modifier applied. Actual cost submitted to, and accepted by, the Building Code Official may also be used. There is a \$75 Application/Processing charge applied to all projects submitted on this fee schedule.

**Refer to the PMCA Supplemental Fee Schedule as needed.**

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

**1.) Standard Building Inspection Fee Schedule**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Building Inspection Fee Calc**

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

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

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

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

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

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

**2) Standard Trades Inspection Fee**

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 (excluding plan review and application fee):**

Type of Construction: **2B**      Height: **1 story, 12 feet**      Use Group: **B**      Area/Floor: **9,000 sq. ft.**

| Solution |                                                         |                   |
|----------|---------------------------------------------------------|-------------------|
| 1        | Gross square footage: 1 story X 9,000 square feet       | 9,000 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         | \$615,060.00      |
| 3        | Compute basic inspection fee                            |                   |
|          | Building: \$615,060.00. X .002                          | \$1,230.12        |
|          | Mechanical, Plumbing, Electrical: (.25 X \$1230.12) X 3 | \$922.59          |
| <b>4</b> | <b>Total inspection fees</b>                            | <b>\$2,152.71</b> |
| 5        | PMCA Discount fee: X .80 (if applicable**)              | \$1,722           |

\* 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

▶ A \$75 Application/Processing fee is applied for projects on this fee schedule. ◀



**Commercial Plan Reviews**

Our Commercial Plan review fees are calculated according to the Standard Building Valuation Data (as periodically published by the ICC) or actual cost of construction as follows:

**1) Standard Commercial Building Plan Review Fee:**

- A.) Estimated Construction Value \$ 0- to \$ 1,250,000. = Construction value X .0015 (**\$150 Minimum**)
- B.) Estimated Construction Value \$ 1,250,000. to \$ 5,000,000. = \$1,875. + (.0005 X construction value over \$1,250,000.)
- C.) Estimated Construction Value over \$5,000,000. = \$3,750. + (.0004 X construction value over \$5,000,000.)

**2) Standard Trades Plan Review Fee:**

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**) unless otherwise determined.

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

Refer to the Supplemental Fee Schedule when applicable.

**Plan Review Fee Example (excluding plan review and application fee):**

Type of Construction: **2B**      Height: **3 stories, 34 feet**      Use Group: **B**      Area/Floor: **9,000 sq. ft.**

|          |                                                             |                   |
|----------|-------------------------------------------------------------|-------------------|
| <b>1</b> | Gross Square footage: 3 stories X 9,000 square feet         | 27,000 sq. ft.    |
| <b>2</b> | <b>Compute estimated construction value</b>                 |                   |
|          | Regional Modifier                                           | 1.02              |
|          | Square foot cost of construction                            | 65                |
|          | Estimated construction Value (30,000 X 1.02 X 67*)          | \$1,790,100.00    |
| <b>3</b> | <b>Compute Plan Review Fee</b>                              |                   |
|          | Building: \$1,875 + [(\$1,790,100 - \$1,250,000) X (.0005)] | \$2,145.05        |
|          | Mechanical, Plumbing, Electrical: (.25 X \$2,145) X 3       | \$1,608.75        |
| <b>4</b> | <b>Total ICC Based Plan Review Fee</b>                      | <b>\$3,753.80</b> |

- \* (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 only covering the requirements of mechanical, plumbing and other disciplines are available, each for a fee of 25% of the applicable building code review fee. **Plan reviews for electrical code compliance shall be provided at a fee of 35% of the applicable building code review fee**, excluding reviews for any use included in the Institutional or "I" Use Group classification. Reviews done for the excluded use classification shall be based upon the degree of complexity

We offer preliminary plan review services for a fee of 50% of the full plan review fee cost. Preliminary plan reviews typically address such code requirements as: use and occupancy classification, type of construction, height and area calculations, means of egress, fire restrictive construction requirements and so forth.

Any preliminary plan review fee payment will be credited towards the final cost of a complete plan review process.

▶ A \$75 Application/Processing fee is applied for projects on this fee schedule. ◀



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**▶ 2022 PMCA ELECTRICAL FEE SCHEDULE ◀**

**ROUGH WIRING INSPECTION**

All switches, lighting, & receptacles to be counted as outlets  
 1-25 outlets ..... \$50  
 Each additional 10 outlets or fraction thereof ..... \$20

**FINISH INSPECTION**

All switches, lighting, & receptacles to be counted as outlets  
 1-25 outlets ..... \$50  
 Each additional 10 outlets or fraction thereof ..... \$20

**EQUIPMENT & APPLIANCES**

Outlet for single unit 15 kW or less ..... \$40  
 For each additional outlet 15 kW or less ..... \$20

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

Less than 1/4 HP, kW, or kVA first unit ..... \$35  
 1/4 HP, kW, or kVA to 30 HP, kW, or kVA each ..... \$40  
 30 HP, kW, or kVA to 50 HP, kW, or kVA each ..... \$65  
 Over 50 HP, kW, or kVA each ..... \$75

**FEEDERS OR SUB PANELS**

Up to 225 Amp ..... \$25  
 Over 225 Amp. to 400 Amp ..... \$30  
 Over 400 Amp. to 1200 Amp ..... \$50  
 Over 1200 Amp ..... \$115

**PUBLIC POOLS AND SPAS**

State required Inspection (Dept. of Health) – Apply for pricing

**SERVICE – METERING EQUIPMENT UP TO 600 VOLTS**

Not Over 200 Amp ..... \$75  
 Over 200 Amp - 400 Amp ..... \$85  
 Over 400 Amp to 800 Amp ..... \$120  
 Over 800 Amp to 1000 Amp ..... \$175  
 Over 1000 Amp including one control center ..... \$275  
 Each Additional Control Center ..... \$150  
 Over 600 Volts - Add \$50 per category

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

Not over 200 kVA ..... \$95  
 Over 200 to 500 kVA ..... \$125  
 Over 500 to 1000 kVA ..... \$175  
 Over 1000 kVA (minimum plus consultation fee) ..... \$195

NOTE: Above applies to each bank of transformers

**SIGNALING SYSTEMS**

For the first 15 devices ..... \$65  
 For each additional 5 devices ..... \$20

**MODULAR HOMES, MINOR ALTERATIONS & ADDITIONS**

Service and 1 to 25 outlets (single visit only) ..... \$80

**MOBILE HOMES**

Service Including Feeder or Receptacle  
 Service Visit Only ..... \$70  
 Service Additional Meter ..... \$30

Special Service and/or conditions not provided for in this schedule apply for fee ..... \$50 (Minimum Charge)

This fee schedule is effective 01-01-17



**2022 PMCA Electrical Fee Schedule**



**Chambersburg Office:** 380 Wayne Ave. Chambersburg, PA 17201 **Phone:** 717 496-4996  
**Bedford Office:** 125 S. Richard Street, Suite 102, Bedford, PA 15522 **Phone:** 814 310-2326  
**Somerset Office:** 318 Georgian Place, Somerset, PA 15501 **Phone:** 814 444-6112  
**Adams Office:** 1895B York Road, Gettysburg, PA 17325 **Phone:** 717 321-9046  
**Email:** pmca@pacodealliance.com **Website:** <https://pacodealliance.com/>

## **2022 Hourly Zoning and/or Code Enforcement Fee Schedule**

- 1) Ordinance and Inspection responsibilities charged at \$50.00 per hour standard rate.
- 2) Weekends, emergency calls, and evening meetings there is a minimum 3-hour charge.

### **Code Enforcement Fees**

|                                                                |                                 |
|----------------------------------------------------------------|---------------------------------|
| Court Appearance.....                                          | \$75 per hour                   |
| Filing Fees.....                                               | Actual Cost to file             |
| Additional Service not covered in this fee schedule.....       | \$50 per hour unless negotiated |
| Activities of the Chief Code Official will be invoiced at..... | \$95 per hour                   |
| Administrative Support will be invoiced at.....                | \$50 per hour                   |

### **Nuisance Abatements Performed by the Municipality**

|                             |                                                                         |
|-----------------------------|-------------------------------------------------------------------------|
| Abatement Charges.....      | Cost to remove nuisance                                                 |
| Civil Penalty.....          | As per Ordinance                                                        |
| Administrative Charges..... | \$50 per hour for jobs not otherwise accounted for in this fee schedule |

### **Disabled Vehicle Fees and Penalties**

|                             |                                                                         |
|-----------------------------|-------------------------------------------------------------------------|
| Removal of Vehicle.....     | Cost to remove vehicle                                                  |
| Civil Penalty.....          | As Per Ordinance                                                        |
| Administrative Charges..... | \$50 per hour for jobs not otherwise accounted for in this fee schedule |

**Postage:** (per/Certified and 1<sup>st</sup> Class mailing)..... \$20

- Other fees may be included from time to time by agreement and adoption with the Municipality and PMCA.
- 3) PMCA will provide cell phone number and email address to the Municipality at their request. We will respond to inquiries within 24 hours, when possible, 48 hours by contract.
  - 4) PMCA can work on an as needed basis, set number of hours per week or month, or set office hours and times. Whatever your needs are, we will try to provide for you.

**READING TOWNSHIP  
ADAMS COUNTY, PENNSYLVANIA**

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**RESOLUTION 2018-19**

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**A RESOLUTION OF THE BOARD OF SUPERVISORS OF READING TOWNSHIP, ADAMS COUNTY, TO AMEND RESOLUTION 2015-24 REGARDING AN EROSION & SEDIMENT POLLUTION CONTROL PLAN REVIEW FEE SCHEDULE AND INCLUSION OF A STORMWATER MANAGEMENT PLAN REVIEW FEE SCHEDULE; GRADING AND AS-BUILT PLAN REVIEW FEE SCHEDULE AND A FEE SCHEDULE FOR PERMITTING SERVICES RELATED TO RESIDENTIAL HOMES**

**WHEREAS**, the Board of Supervisors of the Township of Reading, by Memorandum of Understanding, jointly with the Adams County Conservation District, agreed to promote the conservation of natural resources on lands both public and private within the municipality in order to control accelerated erosion and prevent sedimentation to the waters of this Commonwealth from earth disturbance activities, thus assuring the health, safety and general welfare of the resident of both the municipality and Adams County.

**WHEREAS**, the Board of Supervisors of the Township of Reading desires to establish both a Stormwater Management Plan and an Erosion and Sediment Pollution Control Plan Review Fee Schedule.

**WHEREAS**, the purpose of the Stormwater Management Plan Fee Schedule is to establish the following "tiers" to regulate the fees that will be collected by the Township to offset engineering review fees for the various degrees of submitted Stormwater Management Plans.

The following "tiers" have been established to regulate the fees that will be collected by the Township to offset engineering review of the various degrees of submitted Stormwater Management Plans (or exemptions thereof). Where the term "cumulative new impervious coverage" is used, it shall mean the area of impervious coverage created (cumulatively) after January 27, 2012, which is the date DEP approved the adopted Adams County Act 167 Stormwater Management Plan. Each project will be required to provide an accounting of both the total impervious coverage since that date and the project specific amount being proposed individually at the time of permit application. The following tiers and fees are hereby established:

**Tier 1**

Tier 1 shall include all projects that are appropriately deemed "exempt" due to the project being less than 1,000 sq. ft. of cumulative new impervious area. The review will be completed by the Township Zoning Officer.

A non-refundable fee of \$50 is required. (\$25 code, \$25 admin)

**Tier 2**

This fee shall include all projects that cannot show a cumulative new impervious coverage less than 1,000 square feet, however are able to adequately demonstrate that the area is properly "disconnected". The review will be completed by the Township Zoning Officer.

A non-refundable fee of \$75 is required. (\$50 code, \$25 admin)

### **Tier 3**

This fee shall include all projects that cannot show a cumulative new impervious coverage less than 1,000 square feet and are unable to adequately demonstrate that the area is "disconnected". The initial review will be processed by the Township Zoning Officer, with a subsequent review (and report) conducted by the Township Engineer.

A non-refundable fee of \$250 is required. (\$200 engineering, \$25 code, \$25 admin)

### **Tier 4**

Projects that propose impervious coverage and require a Land Development Plan and/ or a Stormwater Management Plan to be prepared, reviewed and approved, will be addressed per the current Township Engineer Fee Schedule established for such plans.

**WHEREAS, the purpose of the Erosion & Sediment Pollution Control Plan Fee Schedule is to establish the following "tiers" to regulate the fees that will be collected by the Township to offset engineering review fees for the various degrees of submitted Erosion and Sediment Pollution Control Plans.**

**Tier 1** - Projects disturbing less than 5,000 square feet shall not be required to submit a fee for review by either the Township or the Adams County Conservation District, unless said review is an integral part of some other permitting process.

A non-refundable fee of \$50 is required. (\$25 code, \$25 admin)

**Tier 2** - Projects disturbing between 5,000 square feet, but less than 1.0 acre (43,560 square feet), which are also submitting a fee per the Tier 2 Stormwater Program.

A non-refundable fee of \$50 is required. (\$25 code, \$25 admin)

**Tier 3** - Projects disturbing between 5,000 square feet, but less than 1.0 acre (43,560 square feet), which are also submitting a fee per the Tier 3 Stormwater Program. This tier shall also include all projects within this range that are disturbing the existing ground, but not constructing new impervious coverage such general grading activities. Agricultural operations and/or gardening will be reviewed on a case-by-case basis.

A non-refundable fee of \$250 is required. (\$200 engineering, \$25 code, \$25 admin)

**Tier 4** - Projects that disturb 1.0 acre or more shall not be required to submit a fee to the Township due to the regulations requiring such a review to be conducted by the Adams County Conservation District using their current fee schedule as approved annually by the Conservation District Board of Directors and/or PA DEP (per Chapter 102 of the Pennsylvania Code).

**WHEREAS, the Township recognizes that in certain circumstances, where one or more of the above outlined fees may be combined into a single submission, there is some efficiency that would provide a reduction in the outlined fees as follows:**

The combined fee for the Grading Plan Permit & As-Built Plan would be a non-refundable fee of \$400.00 (\$300 engineering, \$50 code, \$50 admin).

The combined fee for residential construction, in a previously approved development, would be a non-refundable fee of \$350.00 (\$300 engineering, \$25 code, \$25 admin)

The combined fee for residential construction to be built "disconnected" as defined by the Ordinance, would be a non-refundable fee of \$400.00 (\$300 engineering, \$50 code, \$50 admin)

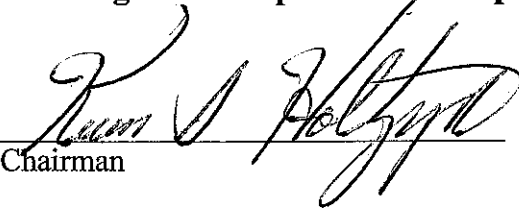
The combined fee for residential construction, to be built "connected" as defined by the Ordinance, would be a non-refundable fee of \$650.00 (\$550 engineering, \$50 code, \$50 admin)

**Additional Fee**


If in the course of normal review, under any of the above listed tiers, there are unusual circumstances that will require a further level of review effort by the Township, more so than envisioned in the scope of this fee schedule, the Applicant shall be immediately notified of the situation and provided with the option to either withdraw the application (pending further effort to resolve such circumstances) or accept the continued processing of the application, agreeing to directly compensate the Township for any effort invoiced by the Township Engineer. An estimate from the Township Engineer of fees will be provided to the Applicant to assist in this situation.

**NOW, BE IT RESOLVED AND ENACTED, BY THE BOARD OF SUPERVISORS OF READING TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA, THIS 18<sup>th</sup> DAY OF JUNE, 2018.**

**Reading Township Board of Supervisors**

  
Chairman

**ATTEST:**

  
Secretary

A RESOLUTION ADOPTING THE FEE SCHEDULE OF FOR ADMINISTRATION OF THE SEWAGE FACILITIES ACT AND THE APPOINTMENT OF SEWAGE OFFICERS TO ISSUE SEWAGE PERMITS IN Reading Township

Be it resolved by the Board of Supervisors of Reading Township that in a stated meeting on the 20<sup>th</sup> day of January 2020, do hereby appoint Gilbert J. Picarelli (#02291), as Sewage Enforcement Officer and Dominic Picarelli (#03305), and Leah Heine (#03069), as Alternate Sewage Enforcement Officers.

And further be it resolved that the fee schedule for the administration of the Pennsylvania Sewage Facilities Act be adopted as follows:

- I. Application Fee for all new systems: \$250.00
- A. This fee entitles the applicant to a site visit investigation, test pit analysis (maximum 4 per lot) and the preparation of the forms associated with the examination of the test pit(s)
- B. Any evaluation requiring additional field investigation beyond the initial visits to the site stipulated above will require the following fees:
- |                                           |          |
|-------------------------------------------|----------|
| 1. For each additional visit to the site: | \$125.00 |
| 2. For each test pit over four:           | \$25.00  |
- C. If the test pit is not dug or the backhoe with operator is not at the site when the Sewage Enforcement Officer visits the site, will require fees commensurate with time spent as determined by the municipality.

NOTE: All cost and liability associated with the excavation and backfill of the test pit(s) shall be the responsibility of the Applicant.

ATTACHMENT-D

II. Percolation Test:

\$350.00

A. The fee associated with this portion of the application covers the cost of performing the percolation test which shall be limited to one complete test on six (6) holes and completing the appropriate test report forms stipulated by PA DEP. If additional percolation tests shall be required, this fee shall be repeated for each additional test.

1. The applicant will be responsible for digging the percolation test holes to the depth and size required by the Sewage Enforcement Officer and presoaking of the percolation holes to conduct the test.
2. The applicant will be responsible for supplying sufficient water at the site for the conduction of the tests.
3. If the percolation test holes are not properly prepared by the applicant and tests can not be conducted, the applicant will be charged a fee commensurate for time spent as determined by the municipality.

III. Permit Fee for all single family residents. This includes one (1) design review and final inspection of the system (two trips):

\$325.00

NOTE: If additional design reviews and trips to the site are required for inspection the fee will be commensurate with work performed as determined by the municipality.

IV. Permit Fee for all multy-family, commercial, institutional or other applications will be based on the size of the disposal system.

|                                   |          |
|-----------------------------------|----------|
| a. 150 sq. ft. to 1000 sq. ft.    | \$325.00 |
| b. 1001 sq. ft. to 2500 sq. ft.   | \$375.00 |
| c. 2501 sq. ft. to 5000 sq. ft.   | \$500.00 |
| d. 5001 sq. ft. to 10,000 sq. ft. | \$600.00 |

V. Inspection Fees – The cost of final inspection is included in the permit fee. If the system is not ready for inspection when notified, or corrections must be made, will require fees commensurate with the work performed as determined by the municipality.

VI. Transfer of application and/or permit

\$150.00



VII. Fee for investigating any on-site sewerage system malfunction (repairs) will require fees commensurate with the work performed as determined by the municipality. If, upon the investigation of the malfunction, the SEO determines that a new on-site sewerage system be installed, soils testing and percolation testing will be performed. Fees for the soils and percolation testing will follow the appropriate fee schedule.

VIII. Fee for review of Act 537 planning modules, for all residential, industrial, commercial, institutional and other facilities will required fees commensurate with work performed as determined by the municipality.

IX. Permit Fee for Holding Tanks: \$250.00

X. Permit Fee for repair of on-site sewerage system so long as such application does not involve any of the investigation and design review expenses associated with and implied by Steps I through IV: \$200.00

A. For any repair permit that includes a site visitation prior to issuance of a repair permit, an additional \$125.00 will be added to the above Permit Fee.

XI. Yearly Inspection Fee to inspect any On-site Sewerage System, which requires an inspection: \$150.00

NOTE: All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions Inconsistent herewith are expressly repealed.

APPROVED THIS 20<sup>th</sup> DAY OF January, 2020

Reading Township TOWNSHIP

Kathleen Beaud  
Secretary-Treasurer

# Attachment E

## BILLING RATE SCHEDULE

CLIENT: Reading Township

PROJECT NAME: Engineering Services

| 2022 BILLING RATE SCHEDULE <sup>(1)</sup>  |                                                |
|--------------------------------------------|------------------------------------------------|
| Job Title/Staff Category                   | Hourly Billing Rates<br>(\$/Hr) <sup>(2)</sup> |
| Clerk/Typist/Secretary/Drafting Apprentice | \$45.00 <sup>(3)</sup>                         |
| Technician/CADD Operator                   | \$60.00 <sup>(3)</sup>                         |
| Administrative Assistant                   | \$75.00 <sup>(3)</sup>                         |
| Project Manager Assistant                  | \$90.00 <sup>(3)</sup>                         |
| Surveyor                                   | \$85.00 <sup>(4)</sup>                         |
| Engineer Intern                            | \$60.00 <sup>(3)</sup>                         |
| Senior CADD Operator                       | \$95.00                                        |
| Engineering Technician                     | \$100.00                                       |
| Inspector/Construction Technician          | \$100.00                                       |
| GIS Analyst                                | \$100.00                                       |
| Senior Technician                          | \$115.00                                       |
| Environmental Scientist                    | \$117.00                                       |
| Engineer                                   | \$115.00                                       |
| Project Engineer I                         | \$125.00                                       |
| Project Engineer II                        | \$145.00                                       |
| Project Engineer III                       | \$155.00                                       |
| Senior Project Engineer                    | \$165.00                                       |
| Senior Project Manager                     | \$165.00                                       |
| Construction Manager                       | \$130.00                                       |
| Senior GIS Analyst                         | \$145.00                                       |

- (1) Billing Rates subject to annual adjustment in January of each year.
- (2) Fully load rate, including salary; payroll burdens, such as insurances, health benefits and other employee benefits; overhead; and profit.
- (3) Authorized overtime to be invoiced at a rate of 1.3 times the listed rate.
- (4) Gannett Fleming will utilize the services of local surveyors upon the request of the Township. Costs for surveying by others will be billed "at cost", without mark-up by Gannett Fleming.