

**MAXATAWNY TOWNSHIP, BERKS COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2023-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MAXATAWNY, BERKS COUNTY, PENNSYLVANIA, RESTATING, AMENDING AND READOPTING THE FEE SCHEDULE FOR ALL ZONING, BUILDING, DRIVEWAY, SIGNS AND RENTAL PERMITS**

**WHEREAS**, by Resolution Number 2014-05 adopted on February 5, 2014, the Board of Supervisors of Maxatawny Township established a Fee Schedule for all zoning, building, driveway, signs and rental permits; and

**WHEREAS**, the Board of Supervisors of Maxatawny Township desires to amend many of the fees for zoning, building, driveway, signs and rental permits set forth in the Fee Schedule; and

**WHEREAS**, to avoid any confusion or conflict the Board of Supervisors of Maxatawny Township desires to restate, amend and readopt the Fee Schedule for all zoning, building, driveway, signs and rental permits.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Supervisors by Maxatawny Township Fee Schedule regarding zoning, building, driveway, signs and rental permits is amended, restated and readopted as follows:

1. Zoning Permits
  - A. Application Fee for Zoning Permit for Residential Use - \$30.00.
  - B. The structures set forth hereinbelow, if the structure has a building area less than 500 square feet, and is accessory to a detached one or two family dwelling and multi-family dwelling units:
    - i. Carport - \$50.00
    - ii. Detached private garage less than 500 square feet - \$50.00
    - iii. Greenhouse less than 500 square feet - \$50.00
    - iv. Sheds and gazebos less than 144 square feet - \$30.00
    - v. Sheds and gazebos between 145 square feet and 499 square feet - \$50.00
  - C. All Agricultural buildings regardless of size, as defined under Section 103 of the Uniform Construction Code, as amended - \$80.00
  - D. Fences that are no more than six feet (6') in height - \$30.00
  - E. Issuance of a Use and Occupancy Permit for a change of use of an existing building to a similar type use with no structural alterations - \$50.00

- F. Application Fee for Zoning Permit for Commercial Use - \$100.00
- G. Fee Failed for Additional Inspection - \$75.00
- H. Grading, Site Work, Sidewalks, Patios, Stormwater Controls, or any other Construction not otherwise identified and set forth in this Resolution (as applicable)
  - i. Application Fee
    - a. Commercial - \$100.00
    - b. Residential - \$ 30.00

- ii. Plan Review and Inspection

Valuation of Repairs, Alterations, Demolitions and Other Construction	Fee
Up to \$5000.00	\$ 50.00
\$5001.00 to \$10,000.00	\$ 75.00
\$10001.00 to \$500,000.00	\$ 5.00 per \$1000.00
Over \$500,001.00	\$ 2.50 per \$1000.00

2. Building Permits.

A. New Commercial Building Construction and Additions Applications and Plan Review

- i. Initial Application Fee - \$250.00
- ii. Plan Review and Inspection  
 \$ 250.00 per additional discipline (e.g., building, plumbing, mechanical, electrical, etc.)  
 + 2018 International Building Code and International Residential Code, Building Valuation Data, Square Foot Construction Costs utilizing multiplier of .0075. Said Building Valuation Data shall be automatically adjusted bi-annually as promulgated by the International Code Council.
- iii. Resubmittal Fee - \$ 250.00
- iv. Fee Failed or Additional Inspection - \$75.00

B. New Residential Construction and Additions

- i. Application for Permit - \$34.50
- ii. Plan Review and Inspection

2018 International Building Code and International Residential Code, Building Valuation Data, Square Foot Construction Costs utilizing multiplier of .0075. Said Building Valuation Data shall be automatically adjusted bi-annually as promulgated by the International Code Council.

iii. Fee Failed or Additional Inspection - \$75.00

C. Repairs to Existing building, alterations within existing buildings, demolition of structures, parking lots, curbs, sidewalks or any other construction not otherwise identified and set forth in this Resolution:

i. Application Fee

- a. Commercial - \$250.00
- b. Residential - \$ 34.50

ii. Plan Review and Inspection

Valuation of Repairs, Alterations, Demolitions and Other Construction	Fee
Up to \$1000.00	\$ 20.00
\$1001.00 to \$4000.00	\$ 50.00
\$4001.00 to \$10,000.00	\$ 70.00
\$10,001 to \$500,000.00	\$ 10.00 per \$1000.00
Over \$500,001.00	\$ 5.00 per \$1000.00

iii. Fee Failed or Additional Inspection - \$75.00

D. UCC Administrative Fee - All permits applied for under the UCC \$4.50

3. Driveway Permits

A. Highway Occupancy Permit, Driveway Permit and Surface Opening Permit:

i. Application for Permit

- a. Residential Driveway - \$ 30.00
- b. Commercial Driveway - \$100.00
- c. Agricultural - \$ 50.00
- d. Utility - \$ 50.00

ii. General Permit Inspection (Per Inspection)

- a. Residential Driveway - \$ 15.00

- b. Commercial Driveway - \$ 50.00
- c. Agricultural Driveway - \$ 15.00

iii. Surface Openings

- a. Application - \$ 50.00
- b. Paved or Hard Surface Area - \$ 50.00 Per Inspection
- c. Outside Pavement, In Right-of-Way \$25.00 - Per Inspection
- d. Permit \$100.00

iv. All Other Street Openings - \$100.00

B. To insure that said work is done in a good and workmanlike manner, and to insure that it is constructed according to the Township's standards, the Township will establish a security deposit, which the Township will hold for two (2) years, as a maintenance bond of said work, with the initial bond being twenty 20% of the cost of the construction or of \$1,000.00 whichever is greater.

In the event that the work is maintained for two (2) years after the initial completion, if the aforementioned work after inspection by the Township Code Enforcement, is approved, then the security deposit will be returned to the property owner. If, on the other hand, the work does not meet the standards required, then the property owner will either have the option of preparing and performing the necessary repairs or, in the alternative, the Township may use the security deposit to make any repairs necessary to bring the roadwork into compliance with the Township's standards.

4. Signs

- A. Signs with total display area of less than 12 square feet - \$25.00.
- B. Signs with a total display area in excess of 12 square feet - \$40.00 plus \$1.00 per square foot of total display area.
- C. Replacement and/or repair of an existing sign - \$25.00.

5. Rental Permit Fees.

- A. Rental Permit Fees, pursuant to Maxatawny Township Ordinance Number 2019-\_\_\_\_\_.

Annual Rental Permit Fee	\$ 45.00 per Unit	
Annual Rental Permit Fee New Owner, New Rental or Vacant Rental Occupied After January 31	Pro Rata of Annual Permit Fee	
Structure Multiple Dwelling Units	First Unit	\$45.00
	Two (2) to Twenty Additional Units	\$20.00 per Additional Unit

	Twenty-One (21) Plus Units	\$15.00 per Additional Unit
Rental Reinspection Fee		
No Show Fee / Unable to Inspect Fee	\$ 35.00 per Unit	

B. Failure to submit the completed rental application within thirty (30) days of receipt of the application by the applicant shall result in a penalty which shall consist of the applicable permit fee plus \$5.00 per month until said completed application is submitted.

6. Filing of Appeal with Board of Appeals.

A. Appeal under Uniform Construction Code

- i. Residential - \$ 700.00
- ii. Commercial - \$1500.00
- iii. Administrative Fee for appeals under the Uniform Construction Code where applicable - \$250.00

B. Appeal under Township Property Maintenance Code and Rental Ordinance - \$150.00

7. For projects begun without a permit, double permit fees will be charged to bring the project into compliance.

8. Permit Conditions and Extension Fee

A. Conditions A permit becomes invalid unless the authorized construction work begins within one hundred eighty (180) days after the issuance of the permit or if the authorized construction work permit is suspended or abandoned for one hundred eighty (180) days after the work has commenced. A permit holder may submit a written request for an extension of time to commence construction for just cause. The building code official may grant in writing extensions of time to commence construction.

B. Fee Extension of Time - \$60.00

C. Permit Extension Fee further subject to payment of any outstanding fees due.

9. Sewage Enforcement Officer Fees

SEO Activity	Fee
SMO Inspection Fee	\$45.00
Permit Application	\$90.00
Investigation / Consultation	\$ 90.00 per hour
Investigation / Malfunction	\$ 90.00 per hour
Observe Probe	\$ 150.00 up to 3
Up to 3 Probes	\$150.00

	Over 3 Probes	90.00 per hour
Observe Percolation (Up to 12 holes if in consolidated location)		\$ 300.00
Conduct Percolation		\$ 800.00 per test site
Design Review		
	Pressure Dose	\$ 95.00
	In Ground	\$ 95.00
	Alternate System	\$ 90.00 per hour
	Issue / Deny Permit	\$90.00
Inspection		
	In- Ground	\$ 90.00 per hour
	Mound Inspection	\$ 90.00 per hour
Reissue Expired Permit		\$ 90.00
Verify Prior Testing		\$ 90.00 per hour
Transfer Permit		\$ 90.00 per hour
Hourly Rate		\$90.00
Local Agency Excavation of Perc Holes		\$90.00 per hour
All Other Duties, including Meetings, Hearings, Reviews, Etc.		\$90.00 per hour
Administrative Fee (Non SEO, Secretarial, etc.)		\$40.00 per hour

- A. The Sewage Enforcement Officer is authorized to perform sewage planning module soils eligibility testing and sign the false swearing statement.
- B. The Sewage Enforcement Officer is authorized to collect fees and will deliver the fees to the Township on a regular basis with his activity report.
- C. Sewage Planning Module applicants shall pay fees in entirety prior to activity.

10. Residential Electrical Permits

Service Upgrade	400 amps or less	\$88.00
200 amp service or less	Up to and including 100 devices	\$260.00
	Over 100 devices	\$260.00 + \$0.50/device over 100
Over 200 amp service	Up to and including 100 devices	\$335.00

	Over 100 devices	\$335.00 + \$0.50/device over 100
Branch Circuit Work	Up to and including 50 devices	\$165.00
	Over 50 devices	\$235.00
Standby generator/transfer switch		\$99.00
Photovoltaic (solar)		\$260.00 + structural permit when applicable (1)

**FURTHER RESOLVED**, that this Resolution shall take effect immediately, or as soon as legally permissible thereafter.

**FURTHER RESOLVED**, that if any provision, sentence, clause, section, or part of this Resolution shall for any reason be found to be unconstitutional, illegal or invalid, such determination shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Resolution, and it is hereby declared to be the intent of the Board of Supervisors of the Township of Maxatawny that this Resolution would have been adopted had such unconstitutional, illegal or invalid provision, sentence, clause, section, or part not been included herein.

**FURTHER RESOLVED**, that all resolutions or parts of resolutions inconsistent with this Resolution are hereby superseded.

**IN WITNESS WHEREOF**, the Board of Supervisors of the Township of Maxatawny has adopted this Resolution in lawful session this 11<sup>th</sup> day of January, 2023.

BOARD OF SUPERVISORS OF  
MAXATAWNY TOWNSHIP,  
BERKS COUNTY, PENNSYLVANIA

By: *Heath Wasson*  
Chairman

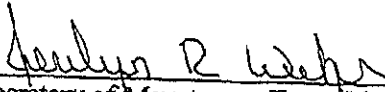
*Keith C. De...*  
Vice Chairman

\_\_\_\_\_  
Member

Attest: *Dorilyn R. Weber*  
Secretary

CERTIFICATE

I hereby certify that the foregoing is a true and accurate copy of a Resolution of the Board of Supervisors of the Township of Maxatawny, Berks County, Pennsylvania, which was fully adopted at a public meeting held pursuant to notice as required by law on the 11<sup>th</sup> day of January, 2023.

  
Secretary of Maxatawny Township

Dated: 1/11, 2023





## Building Valuation Data – FEBRUARY 2022

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 2022. 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 2021 *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 = \$214.08/sq. ft.
3. Permit Fee:  
Business = 16,000 sq. ft. x \$214.08/sq. ft x 0.0075  
= \$25,690

## 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 <sup>a, b, c</sup>

Group (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	309.06	298.66	291.64	280.58	263.98	255.82	272.02	244.80	237.02
A-1 Assembly, theaters, without stage	282.85	272.45	265.42	254.37	237.77	229.61	245.81	218.59	210.80
A-2 Assembly, nightclubs	237.31	230.23	224.56	215.36	202.99	197.40	207.69	183.68	177.40
A-2 Assembly, restaurants, bars, banquet halls	236.31	229.23	222.56	214.36	200.99	196.40	206.69	181.68	176.40
A-3 Assembly, churches	286.90	276.49	269.47	258.42	242.23	234.07	249.86	223.05	215.26
A-3 Assembly, general, community halls, libraries, museums	244.77	234.37	226.34	216.29	198.94	191.79	207.73	179.77	172.98
A-4 Assembly, arenas	281.85	271.45	263.42	253.37	235.77	228.61	244.81	216.59	209.80
B Business	240.90	232.07	223.51	214.08	194.91	187.36	205.68	172.02	164.34
E Educational	257.70	248.89	242.35	231.90	216.47	205.54	223.92	189.21	183.31
F-1 Factory and industrial, moderate hazard	144.93	138.11	130.39	125.40	112.49	107.10	120.02	92.69	86.88
F-2 Factory and industrial, low hazard	143.93	137.11	130.39	124.40	112.49	106.10	119.02	92.69	85.88
H-1 High Hazard, explosives	135.29	128.47	121.75	115.76	104.14	97.75	110.39	84.34	N.P.
H234 High Hazard	135.29	128.47	121.75	115.76	104.14	97.75	110.39	84.34	77.53
H-5 HPM	240.90	232.07	223.51	214.08	194.91	187.36	205.68	172.02	164.34
I-1 Institutional, supervised environment	244.45	236.08	229.06	219.82	202.16	196.58	220.10	181.25	175.81
I-2 Institutional, hospitals	401.22	392.40	383.83	374.40	354.29	N.P.	366.00	331.40	N.P.
I-2 Institutional, nursing homes	279.15	270.32	261.76	252.33	234.64	N.P.	243.93	211.75	N.P.
I-3 Institutional, restrained	273.40	264.57	256.00	246.57	229.13	220.58	238.17	206.24	196.56
I-4 Institutional, day care facilities	244.45	236.08	229.06	219.82	202.16	196.58	220.10	181.25	175.81
M Mercantile	177.02	169.94	163.27	155.07	142.48	137.88	147.40	123.17	117.89
R-1 Residential, hotels	246.94	238.56	231.54	222.30	204.35	198.77	222.58	183.44	178.00
R-2 Residential, multiple family	206.81	198.43	191.41	182.17	165.41	159.83	182.46	144.50	139.06
R-3 Residential, one- and two-family <sup>d</sup>	192.58	187.37	182.53	178.04	172.85	166.59	175.01	160.35	150.87
R-4 Residential, care/assisted living facilities	244.45	236.08	229.06	219.82	202.16	196.58	220.10	181.25	175.81
S-1 Storage, moderate hazard	134.29	127.47	119.75	114.76	102.14	96.75	109.39	82.34	76.53
S-2 Storage, low hazard	133.29	126.47	119.75	113.76	102.14	95.75	108.39	82.34	75.53
U Utility, miscellaneous	104.98	99.04	93.31	89.21	80.44	74.45	85.33	63.42	60.43

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$23.20 per sq. ft.

## 2023 Maxatawny Township Building Permit Fee Schedule

The following permit costs include the initial plan review (unless noted otherwise) and initial inspections as required for UCC compliance. Inspections will be conducted Monday – Friday between 8:00 am and 4:00 pm.

### Commercial Plan Review Fees

New Construction (included 3 or more disciplines) \$250 minimum	\$0.10/sq. ft.
Renovations & Alterations – (includes 3 ore disciplines) \$250 minimum	\$0.08/sq. ft.
1 – 2 Disciplines - \$120 minimum	\$0.06/sq. ft.

### General Fees

Admin/clerical	\$36.00
Residential Inspections	\$72.50
Non-residential Inspections	\$85.50
Rental Inspections	\$72.50
Enforcement action/legal/court	\$85.50
Meeting attendance	\$85.50

### Residential Electrical Permits

Service Upgrade	400 amps or less	\$88
200 amp service or less	Up to and including 100 devices	\$260
	Over 100 devices	\$260 + \$0.50/device over 100
Over 200 amp service	Up to and including 100 devices	\$335
	Over 100 devices	\$335 + \$0.50/device over 100
Branch Circuit Work	Up to and including 50 devices	\$165
	Over 50 devices	\$235
Standby generator/transfer switch		\$99
Photovoltaic (solar)		\$260.00 + structural permit when applicable (1)

Postage for all required mailings is billed at the actual postal rate. Color photos, if requested or required are billed at a rate of \$1.00 per sheet. Large format printing, if requested or required is billed at the rate as follows:

Sheet size	Black & White	Full Color
18" x 24"	\$2.75	\$5.50
24" x 36"	\$3.50	\$7.00
30" x 42"	\$4.25	\$8.50
36" x 48"	\$5.00	\$10.00

Wide format scanning is provided at a flat rate of \$1/sheet with a \$10 minimum. This cost includes black & white or color scanning. Documents are furnished either by email or a customer supplied USB device.

\*\*\*Failed inspection fees will be handled as a 3<sup>rd</sup> party inspection paid directly to Kraft Code Services at a rate of \$95.00/inspection\*\*\*