

# JACOBUS BOROUGH FEE SCHEDULE

## Residential Zoning Fees

Residential fees are a flat rate that is applied to all residential work being performed. Fee prices are for a maximum of one inspection per category. Additional and failed inspections shall be billed at the minimum rate.

### Ordinary Inspections

Plan Review .....	\$60
Stake out.....	\$60
Stormwater Management.....	\$60
Stormwater Management Final.....	\$60
Final Zoning (Use and Occupancy) .....	\$60

### Other Inspections

Enforcement of work commenced without permit.....	\$60
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**Additional inspections may be required after issuance of zoning permits as determined by the Zoning Officer. These inspections may be assessed at not less than \$60 per visit as required due to the complexity, number of visits, or execution of work being done.**

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## Commercial Zoning Fees

Commercial fees are a flat rate that are applied to all commercial work being performed. Fee prices are for a maximum of one inspection per category. Additional and failed inspections shall be billed at the minimum rate.

### Ordinary Inspections

Plan Review.....	\$100
Stake out .....	\$100
Stormwater Management .....	\$100
Stormwater Management Final.....	\$100
Final Zoning (Use and Occupancy) .....	\$100

### Other Inspections

Enforcement of work commenced without permit.....	\$100
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**Additional inspections may be required after issuance of zoning permits as determined by the Zoning Officer. These inspections may be assessed at not less than \$100 per visit as required due to the complexity, number of visits, or execution of work being done.**

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\*Field Enforcement Services ..... \$60 per hour (billed to municipality)

\*\*Court Enforcement Services ..... \$75 per hour (collected as court costs)

\*\*\*Night/Weekend Meetings..... \$60 per hour (two hour minimum billed to municipality)

## Building Inspection Fees

### **RESIDENTIAL**

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.....	\$60.00	
Foundations.....	\$60.00	
Framing rough.....	\$60.00	
Plumbing rough.....	\$60.00	
Mechanical rough.....	\$60.00	
Electrical rough/service.....	\$60.00	
Energy rough .....	\$60.00	
Sprinkler rough.....	\$60.00	
Drywall.....	\$60.00	
<u>Final</u>	<u>\$60.00</u>	Including sprinkler if applicable
	\$600.00	Inspection Fees with Sprinkler
	\$540.00	Inspection Fees without Sprinkler
Application/Processing Fee:	\$15	

Additional inspection fees may be assessed at not less than \$60.00 per visit as required due to the complexity, the number of visits, or the execution of the work being done. Additional required inspections will be charged at the per-inspection category rate. 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.
HUD Foundations.....	\$100
Decks ( 2 trips; over 30").....	\$120.
Sheds (Over 1000 Sq. Ft. (1 trip only).....	\$60.
Fences (over 6').....	\$60.
Daycares (up to six kids).....	\$75
Daycares (over six kids up to 12).....	\$100
Foster Homes .....	\$65
Swimming Pools	
Above Ground .....	\$120
In Ground .....	\$240
Electrical Service	
Not Over 200Amp .....	\$65
Over 200 Amp - 400 Amp .....	\$75
Over 400 Amp Commercial Fee Applies	
Investigations/On-site consultations.....	\$60
Return Trips .....	\$60
Initial Certificate.....	\$0
Duplicate Certificates.....	\$25
Sewer Laterals.....(per inspection).....	\$60
Sewage Pits.....	\$60
Grease Traps.....	\$60

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## Residential Plan reviews

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

General residential (R-3 & R-4) housing and additions -	\$60.
Small alterations (residential decks, fences over 6', porches, sheds, small additions, etc...)-	\$30.
Sprinkler – NFPA 13D	\$30
Sprinkler – IRC	\$30

\*Telephone/email consultations \$0 – On-site consultations charged as an inspection

\*\*BCO services/support \$0

\*\*\*Field Enforcement Services charged as inspection

\*\*\*\*Court Enforcement Services \$75 per hour with 2-hour minimum (Added as Court Costs)

## COMMERCIAL

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. A \$50 Application/Processing charge is 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
+	<u>Estimated length of project in weeks X \$50. = labor &amp; travel cost</u>
=	Total
or	no less than \$30.00 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
+	<u>Estimated length of project in weeks X \$50. = labor &amp; travel cost</u>
=	Total

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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 the total basis.

**Inspection Fee Example:**

Type of Construction: 2C

Height: 1 story, 12 feet

Use Group: B

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**

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 reviews 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 an 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 its 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 electrical code requirements 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 on the degree of complexity

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

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 workload allow. Expedited plan reviews shall be charged at 150% of the regular rate.

**SUBDIVISION, LAND DEVELOPMENT, RECREATION FEES:**

Subdivision Plan Application Fee	\$125.00 + \$5.00 per lot + Engineering & Legal Review Fees
Land Development Plan Application Fee	\$125.00 + \$5.00 per acre + Engineering & Legal Review Fees
Recreation Fee (required for each newly subdivided lot)	\$2,500 per dwelling

## **SANITATION PERMITS:**

Sewage Management Plan	
On-Lot Septic Inspection (4-year period)	\$75.00
Re-inspection	\$50.00 each
Sewage Permits & Related Costs	
Sewage Enforcement Officer	\$50.00 per hour
Deep soil probe (limit 2 per test or lot)	\$155.00
Percolation Test (per 6 hole test)	\$235.00
Design Review and Permit Issuance	\$50.00
Interim Scarification Inspection	\$75.00
Installation Inspection	\$75.00
Final Inspection	\$90.00
Site Investigation (proof of prior testing or planning module)	\$90.00
Minor Repair Permit (includes issuance and inspection)	\$150.00
Subdivision Plan Review	\$50.00 per hour
Complaint or Violation Investigation	\$50.00 per hour
Correction Inspection (for violation)	\$50.00 per hour
Township Meeting Attendance or Correspondence	\$50.00 per hour
Court Hearing and Preparation	\$50.00 per hour
General	\$50.00 per hour
Dig percolation holes (per 6 hole test)	\$250.00
Supply water to site (per test site)	\$250.00

## **PROFESSIONAL FEES:**

Solicitor Fees	
Partner	\$215.00 per hour
Associate	\$195.00 per hour
Engineering Fees	
Senior Municipal Engineer	\$145.00 per hour
Municipal Engineer	\$135.00 per hour
Municipal Technician/Inspector	\$120.00 per hour
Municipal Survey Crew	\$175.00 per hour
Municipal Drafter	\$70.00 per hour
Administrative	\$80.00 per hour
Municipal Expert Testimony	\$445.00 per hour
Basin Inspection Fee	\$500 incl. 2 site visits
Vehicle Mileage	IRS Rate
Survey Vehicle Mileage	IRS Rate + 20%

Expert Testimony rate applies to depositions, court testimony, and similar legal proceedings. In addition to the fees described above, SDC will invoice for reimbursable expenses for items such as survey supplies, mileage, printing, overnight courier and messenger services, postage, etc.

## **CONTRACTED SERVICES FEES:**

Police Fees	\$101.49 per hour
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**LICENSED & NON-LICENSED FEES:**

Residential Chicken Permit	\$25.00
Alarm Permit	\$20.00
Yard Sale Permit	\$10.00
Street Opening Permit	\$550.00
Transient Retail Merchant (Solicitation Permit)	
1-7 days	\$10.00
1 month	\$20.00
2-4 months	\$30.00
6 months	\$50.00

**DOCUMENT COPIES:**

Book of Ordinance	Actual Reproduction Cost
Maps (in-house copies)	\$3.00
Maps (out-house copies)	Actual Reproduction Cost
Other copies	\$0.25 per printed side

**OTHER FEES:**

Zoning Hearing appeal/application	\$600
Sign Replacement	\$45.00 Labor + Actual cost of sign, anchor, post & hardware
Preparation of Lien Letter	\$15.00 per hour
Service Fee for Returned Check	\$30.00 per item