

EPHRATA TOWNSHIP 2024 FEE SCHEDULE

Building and Zoning Permits

The following permit fees shall be imposed in connection with the administration of the Ephrata Township Zoning Ordinance:

Residential – Single Family new construction, alterations, additions etc.

\$25.00 for the first \$1,000.00 of construction value plus an additional \$5.00 for each additional \$1,000.00 of construction value or part thereof.

Uniform Construction Code Permit Review and Inspection Fees – All fees charged by ABI, Inc. in connection with plan review and inspections will be the responsibility of the applicant. ABI, Inc. current fee schedule is attached.

Multi Family Residential / Commercial, Industrial and Institutional Projects

\$25.00 for the first \$1,000.00 of construction value plus an additional \$5.00 for each additional \$1,000.00 of construction value or part thereof.

Uniform Construction Code Permit Review and Inspection Fees – All fees charged by ABI, Inc. in connection with plan review and inspections will be the responsibility of the applicant. ABI, Inc. 2024 fee schedule is attached.

Building Code Appeal Hearing - \$500.00

Zoning Application Fees. The following application and appeal fees shall be imposed in connection with the administration of the Ephrata Township Zoning Ordinance:

Zoning Hearing Board:

Special Exception and Variance request, interpretation or appeal - \$500.00

Validity challenge of the Zoning Ordinance - \$1,000.00

Board of Supervisors:

Conditional Use applications - \$500.00

Rezoning, Text Amendment or curative amendment application - \$1,000.00

Subdivision and Land Development Fees

Plan Type	Administrative Fee	Escrow Account*
Sketch	\$200	\$500
Lot Add On	\$200	\$500
Revised Plan	\$200	\$500
Subdivisions		
(Preliminary or Final)		
Residential	\$200 + \$15/lot	\$1000 + \$50/lot
Commercial/Industrial	\$200 + \$15/acre	\$1000 + \$75/lot
Land Development		
(Preliminary or Final)		
Residential	\$200 + \$15/unit	\$1000 + \$50/unit
Commercial/Industrial	\$200 + \$15/acre	\$1000 + \$75/acre
Waiver Request of Plan Processing	\$100	\$250

* Escrow Account - Each applicant shall deposit with the Township an escrow account in the amount listed above at the time of filing an application. The escrow fund shall be used to reimburse the Township for all engineering, inspection and legal fees incurred in the review of the plan, inspection of improvements, preparation and recording of any appropriate documents and any other expenses which the Township may incur in the connection with the processing of the application and development of the property. In the event that the escrow fund is insufficient at any time to pay such costs, the Township shall bill the applicant for the actual additional costs. In the event that the escrow fund is in excess of the Township's costs, the Township shall refund such excess monies, without interest, to the applicant upon completion of the project.

Engineering and Solicitor Fees – Attached are the 2024 rates for the Township Engineering Firm, Rettew Associates, the Township Sewer Authority Engineering Firm, Becker Engineering and the Township and Authority Solicitor, Anthony Schimanek from Morgan Hallgren Crosswell and Kane

Storm Water Permit Fees

Storm Water Management Plan Exemption – No Charge

Storm Water Management Plan – Minor Land Disturbance - \$150.00

Storm Water Management Plan – Major Land Disturbance - \$300.00 plus \$500 escrow*

* Each applicant shall deposit with the Township a sum in the amount of \$500.00 at the time of filing an application for approval of a major storm water management plan. The escrow fund shall be used to reimburse the Township for all engineering, inspection and legal fees incurred in the review of the plan, inspection of improvements, preparation and recording of any appropriate documents and any other expenses which the Township may incur in the connection with the processing of the application and development of the property. In the event that the escrow fund is insufficient at any time to pay such costs, the Township shall bill the applicant for the actual additional costs. In the event that the escrow fund is in excess of the Township's costs, the Township shall refund such excess monies, without interest, to the applicant upon completion of the project.

Other Fees:

Recording Fees. Any costs related to the recording of documents with the Recorder of Deeds of the County of Lancaster shall be paid by the applicant.

Reimbursement of Costs for acceptance of Dedication of Street. If a developer shall dedicate streets to the Township, developer shall, at developer's sole cost and expense, provide the Township with four copies of the recorded subdivision plan showing the street(s) to be dedicated; a copy of the recorded deed for the development (or portion thereof, which includes the street(s) to be dedicated) reflecting the current owner, previous owner, date of deed, and recording reference; a legal description for each street; right-of-way width and Cartway width for each street; the beginning and ending points for each street; the name and address of the legal owner(s) of the land to be dedicated; total centerline length of each street; subdivision plan

Copying Fees - \$.25 per copy for copies made at the Township. If outside copying service is used the actual cost incurred by the Township will be invoiced to the individual. Fees are required to be paid in full before copies are released.

Subdivision and Land Development Ordinance - \$25.00

Zoning Ordinance and Map - \$25.00

Zoning Map - \$5.00

EPHRATA TOWNSHIP

2024 RATE SCHEDULE

Position	Hourly Rate
Administrative Assistant, Assistant Community Development Specialist, CAD Operator, GIS Technician 1	\$91.00
Community Development Specialist 1, Designer 1, Environmental Scientist 1, Geologist 1, Geoscientist 1, GIS Analyst 1, Landscape Architect/Designer 1, Project Technician, Resident Project Representative 1, Site Designer 1, Soil Scientist 1	\$105.00
Designer 2, Engineer 1, Environmental Scientist 2, Geologist 2, Geoscientist 2, GIS Analyst 2, Project Surveyor 1, Project Technician 1, Resident Project Representative 2, Soil Scientist 2	\$117.00
Community Development Specialist 2, Engineer 2, Geoscientist 3, GIS Analyst 3, Landscape Architect/Designer 2, Resident Project Representative 3, Site Designer 2, Soil Scientist 3	\$133.00
Biologist 3, Community Development Specialist 3, Engineer 3, Environmental Scientist 3, Geologist 3, Landscape Architect/Designer 3, Project Manager 1, Sr. GIS Analyst 1, Sr. MS4 Coordinator, Sr. Resident Project Representative, Sr. Soil Scientist 1	\$151.00
Project Manager 2, Sr. Community Development Specialist, Sr. Engineer 1, Sr. Environmental Scientist 1, Sr. Geologist 1, Sr. GIS Analyst 2, Sr. Landscape Architect/Designer 1, Sr. Soil Scientist 2, Sr. Surveyor 1	\$171.00
Chief Engineer, Project Manager 3, Sr. Engineer 2, Sr. Geotechnical Engineer, Sr. Landscape Architect/Designer 2, Sr. Project Manager	\$204.00

Key Personnel	Hourly Rate
Jim Caldwell, Primary Contact	\$182.00
Melissa Kelly, Alternate Contact	\$182.00
Mike Knouse, Alternate Contact	\$182.00

NOTES: Overtime may be charged at a rate of 1½ times the above rates for specific employees, as required by federal law. Invoices will be rendered monthly and are payable upon receipt. Charges are subject to revision.

Expense	Rate
Mileage	Current federally allowable rate
Photocopies	\$.37/each
Postage and Certified Mail	Cost
Prints	\$.70/SF
Overnight mail (FedEx, etc.), miscellaneous travel expenses (parking, tolls, etc.), field supplies, title searches, subconsultants/subcontractors, testing, filing/application fees, GIS data	Cost + 15%





BECKER
ENGINEERING

Ephrata Township Sewer Authority 2024 Hourly Rate Schedule

A. Compensation for labor shall be in accordance with the following average hourly rates

Position	Average Hourly Rate
Principal/Client Manager	\$145.00
Senior Project Manager/Engineer/Geologist/Engineering Observation	\$138.00
Engineering Project Manager	\$128.00
Engineering Technician	\$122.00
Construction Observation	\$98.00
Senior CAD Designer	\$98.00

B. Compensation for expenses shall be as follows:

Mileage	\$0.625/mile*
Direct Expenses	At Cost

Labor rates and expense charges are subject to change without notice.

*Note: Mileage rate to be adjust to correspond with the current rate authorized by the IRS.

Effective 1/1/24

2024 Ephrata Township Solicitor Rates

The Ephrata Township Solicitor and the Ephrata Township Sewer Authority Solicitor for 2024 is the law firm of Morgan Hallgren Crosswell and Kane. The 2024 hourly rates for Morgan Hallgren Crosswell and Kane are as follows:

Partners - \$195.00 / hour.

Anthony P. Schimaneck

Robert E. Sisko.

Jason M. Hess



Associated Building Inspections 2024 – FEE SCHEDULE

RESIDENTIAL FEES

*Individual Inspections.....	\$59 (per inspection)
*Re-Inspections.....	\$59 (per inspection)
*Plan Review (alterations & renovations).....	\$59 (per review)
*Administrative.....	\$45 (per hour)
*Permit Courier.....	\$20
*Expedited plan reviews (alterations & renovations).....	\$118
*Emergency/After Hour Inspections.....	\$75 (per hour/per inspection)
*Legal proceedings/hearings.....	\$75/hr
*Code Consultation services.....	\$59/hr
*Pre-construction/site meetings.....	\$59/hr
*Decks.....	\$59 (per inspection)
*Pools.....	\$59 (per inspection)
*New Mobile Homes.....	\$275
*Used/Relocated Mobile Homes.....	\$350
*Demolition.....	\$183
*Generators.....	\$59 (per inspection)
*Final Solar Inspection.....	\$75

New SFD Construction: *(for projects over 2600 sq. ft.)*

*Plan review.....	\$150 (per review)
*Inspection Fees.....	total square foot x .295

**These fees may be increased or decreased based upon the simplicity, complexity, or length of the project.
Note: Blower door tests performed by others.*

COMMERCIAL FEES

*Individual inspections.....	\$105 (per inspection/per hour)
*Re-inspections.....	\$105 (per inspection/per hour)
*Plan review.....	\$75 (per ½ hr)
*Administration Services.....	\$45 (per hour)
*Permit Courier.....	\$20
*Certificate of Change of Use.....	\$170
*Emergency Inspections.....	\$210 (per inspection/per hour)
*Expedited plan reviews.....	\$150 (per ½ hr)
*Legal proceedings/hearings.....	\$75 (per ½ hr)
*Code Consultation services.....	\$75 (per ½ hr)
*Pre-construction/site meetings.....	\$75 (per ½ hr)
*Property Maintenance Code/Rental Property.....	\$75 (per hr/per inspection prorated quarterly after the first hour)
*Illuminated signs.....	\$225 minimum (additional inspections may be required)
*Demolition.....	\$270 minimum (additional fees may be required)
*Solar.....	See solar fee schedule
*Decks.....	\$105 (per inspection)
*Commercial Pools 3-Year D.O.H. Electrical Renewal.....	\$250 (\$100 each additional pool)

**These fees may be increased due to the complexity of the inspection*

Minimum Inspection fee:

*Commercial.....	\$945
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**These fees may be adjusted based upon the simplicity, complexity, or length of the project.*

Standard Commercial Project Calculations:

*Projects up to \$2,000,000.00.....	\$.51 per sq. ft + \$105 weekly per project timeline
*Projects above \$2,000,000.00.....	0.5% (.005) x construction cost + \$105 per week project timeline

**These fees may be decreased or increased based upon the simplicity, complexity, or length of the project.*



Associated Building Inspections 2024 – FEE SCHEDULE

COMMERCIAL SOLAR FEES

Inspection fees - Inspections are calculated using the table below.

	Solar Size of solar system	Flat rate/ Cost per sf
1	Up to 10kw	\$75
2	11kw to 20kw	\$225
3	21kw to 50kw	\$.10
4	51kw to 100kw	\$.12
5	101kw to 250kw	\$.10
6	251kw to 500kw	\$.08
7	501kw to 1meg	\$.06
8	Over 1meg	\$.04

**These fees may be increased or decreased based upon the simplicity, complexity, or length of the project.*

COMMERCIAL ELECTRICAL FEES

(Electric only jobs)

SERVICE - METER EQUIPMENT UP TO 600 VOLTS

Not over 400 Amp	\$105
Not over 600 Amp	\$120
Not over 800 Amp	\$135
Not over 1000 Amp	\$150
Not over 1200 Amp	\$175
Not over 1600 ampere.....	\$200
Over 1600 ampere.....	\$350

- \$10 for each additional meter
- Over 600 Volts - Add \$40 Per Category
- Ground fault protected services add \$125 to observe required testing!

PRIMARY TRANSFORMERS, VAULTS ENCLOSURES, SUB-STATIONS

Not Over 200 K.V.A.....	\$125
Over 200 to 500 K.V.A.....	\$175
Over 500 to 1000 K.V.A.....	\$225
Over 1000 K.V.A.....	\$275 Plus Consult Fee

NOTE: Above applies to each bank of transformers

PROPERTY MAINTENANCE / RENTAL INSPECTION FEES

Hourly Rate:	\$75
Inspections:	\$75
Re-Inspections:.....	\$75
Inspection No Shows:	\$75
Administration/Cancellation Fee:.....	\$45
Certified mailings:	\$37.50 (each)
PA Commonwealth Citation:	\$37.50 (each)
MDJ Hearing:	\$150/hr
Appeals Board Hearing:	\$150/hr
*Consultation:.....	\$75/hr

**(scheduled meetings with municipal managers, staff & Council members)*

**After Hours Rate:.....\$112.50/hr*

**(Emergencies or approved scheduled inspection(s) Monday – Friday before 7AM or after 5PM & weekends.)*

ZONING FEES

Please refer to the ABI zoning fees per Municipality.

Note: Associated Building Inspections (ABI) is a third-party inspection agency fully licensed, bonded and insured in the state of Pennsylvania. All services are billed on a net 30-day invoice. Mileage may be charged at standard IRS rate. For unusual circumstances where travel distance is an issue, special fees may apply. Commercial drawings, including decks and pools, shall be signed, and sealed by a licensed design professional registered in the Commonwealth of Pennsylvania. Special fee adjustments may be made for projects of repetitive design or complexity of construction. Phased projects will be billed according to number of phases, complexity, and proposed timeline. Deferred projects or components may be billed additionally at our standard rate. Please be informed if changes to the drawings occur that require an additional code review (including, but not limited to: RFIs, change orders, etc.), ABI may bill applicant additionally at our standard rate. Any alteration, or deviation from approved plans involving additional inspections shall be executed only upon written change orders and may become an extra fee. Pricing built per proposed construction timeline. All published fees are contingent upon site accessibility, accidents, and/or delays beyond our control. Project delays, timeline extensions, scope deviation or change orders may incur additional fees. Cancelled/Abandoned permit fees will be reduced by work completed, and all applicable taxes and transaction fees. Permit fees may not be returned after one year. \$30 fee will be assessed for any returned checks. Emergency inspections are outside normal business hours: M-F 7am-4pm. This fee schedule supersedes all other fee schedules and is effective January 1, 2024.



Code Administrators Inc

2024 UCC FEE SCHEDULE COMMERCIAL CONSTRUCTION (Non-1&2 Family Dwellings)

Pennsylvania State Educations Fund

\$4.50 per permit

Notice of Violation, Court filings and appearance for a summary offense citation

\$150 per hour

Preliminary Meetings - \$75 per 1/2 hour increment

Projects with Cost of Construction below \$250,000

Plan Review

\$75 per 1/2 hour increment, billed at permit issuance or permit cancellation/abandonment

Commercial Inspections (Building, Mechanical, Plumbing, Electrical, Energy)

Cost of Construction	Minimum Cost	Allotment of Inspections
\$0 - \$19,999	\$150	2
\$20,000 - \$39,999	\$300	4
\$40,000 - \$59,999	\$450	6
\$60,000 - \$79,999	\$600	8
\$80,000 - \$99,999	\$750	10
\$100,000 - \$149,999	\$1050	14
\$150,000 - \$199,999	\$1750	23
\$200,000 - \$250,000	\$2250	30

Additional inspections above allotment, \$75 per inspection.

Projects with Cost of Construction Above \$250,000

Plan Review & Inspections

Up to \$1,000,000 .015 X cost of construction

Then from the next \$1,000,001, - \$2,000,000 .01 X cost of construction

Then from the next \$2,000,001 - \$Up .005 X cost of construction

1862 Charter Lane, STE 101
Lancaster, Pennsylvania 17601
Codeadministrators.com
717-859-3350

Commonwealth Code Inspection Service, Inc.

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

717-846-2004 Phone

717-846-2294 Fax

December 5, 2006

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*

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

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

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

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

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

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

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

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.

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

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