

**THE BOARD OF SUPERVISORS
UPPER MILFORD TOWNSHIP,
LEHIGH COUNTY, PENNSYLVANIA**

**Resolution No. 2025-013
Setting Fee Schedule -
Building Permits**

WHEREAS, The Board of Supervisors of Upper Milford Township sets the following Fee Schedule to be used by Upper Milford Township staff and officers for various permits and services;

RESIDENTIAL BUILDING PERMIT FEES:

(includes required inspections unless otherwise noted)

FEE:

Note: All permit applications require a non-refundable application processing fee of \$60.00 at the time of submission of the permit application. The final permit fee will be reduced by the processing fee at and upon final payment of the fee(s).

1. Residential / Construction, includes one and two family dwellings (including electric, plumbing, and HVAC)
 - A. (Up to 2500 Square feet) Includes building, mechanical, energy, plumbing and electrical ~ up to nine visits \$ 1,100.00
 - B. Cost for each 1 – 500 additional square feet above 2500 \$ 110.00

2. Residential / Construction for three, or greater in number, Townhouse or Condominium Units:
 - A. Per Unit without a deck or patio \$ 1,000.00
 - B. Per Unit with a deck or patio \$ 1,100.00

Fees Include: Zoning Use, Building, Electric, Plumbing, HVAC, Certificate of Occupancy, Driveway Permit, Sewer Lateral Connection Fee and Department of Labor and Industry Education Fee

3. Industrialized (Modular) Homes: \$ 600.00

4. Mobile / Manufactured Home (including electric) - 2 visits \$ 520.00

5. Residential Additions: (excluding electric, plumbing and HVAC)
 - A. Minimum fee up to 750 square feet \$ 700.00
 - B. Plus \$85 per each additional 1-500 square feet
 - C. Additional site visits \$ 125.00

6. Renovations / Alterations Basement Finish of Interior Alteration
 - A. A minimum fee up to 500 square feet \$ 480.00
 - B. Plus \$20.00 per each additional 100 square feet

7. Accessory Structures (excluding electric, plumbing and HVAC)
 - A. A minimum fee up to 500 square feet \$ 410.00
 - B. Plus \$110 per each additional 100 to 500 square feet

8. Pole Building- Building only, no electric or plumbing \$ 250.00

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9. Pre-built sheds over 296 square feet up to 624 square feet (excluding electric, plumbing, and HVAC) \$ 110.00

No building permit is required for detached accessory structures 296 square feet or less - only a zoning permit is required.

10. Deck, Patio with footing under 48" (three inspections required) \$ 315.00
Deck, Patio with footing over 48" (two Inspections required) \$ 255.00
11. Demolition of structure, Fence over 6' high or wall over 4' high \$ 130.00
or structure up to 2000 square feet. \$32.00 for each additional 500 sq.
12. Roof Structure (i.e. Roof over Existing Patio/Deck) \$ 410.00
13. Spa, Hot Tub (including electric) \$ 255.00
14. Above-ground Pool (including electric, fence or barrier and zoning) \$ 255.00
15. In-ground Pool (including electric, fence or barrier and zoning) \$ 410.00
16. **A Zoning use permit (no building permit) is required for a pool less than 24" height without a filtration system.** \$ 60.00
Fee does not include: Re-inspections in the event of failed inspections; re-inspections will be billed at the schedule rate.
17. Plan change / alteration / re-review / re-submission. \$ 150.00

RESIDENTIAL ELECTRICAL PERMIT FEES:
(if not part of a new permit structure)

FEE:

Note: All permit applications require a non-refundable application processing fee of \$60.00 at the time of submission of the permit application. The final permit fee will be reduced by the processing fee at and upon final payment of the fee(s).

1. Electric Service:
- to 200 AMPS \$ 95.00
 - to 400 AMPS \$ 140.00
 - over 400 AMPS \$ 200.00
 - Additional meter or panel (each additional) \$ 42.00
2. Electric Wiring:
- Up to 25 outlets - \$15 for each additional 25 outlets or devices
 - Addition / Renovation (includes rough and final inspections) \$ 160.00
 - Note: An outlet / device is a receptacle, light, switch, etc.

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| 3. Electric Re-Inspection Fee: Any type; if scheduled inspection failed | \$ 75.00 |
| 4. Solar Photovoltaic Systems - (roof Mount) up to 5kw - up to two visits | \$ 345.00 |
| Solar Photovoltaic Systems (Ground Mounted)- up to 5kw - up to two | \$ 425.00 |
| Each additional 5kw rating of system | \$ 35.00 |
| 5. Geothermal Systems (building and mechanical only) | \$ 325.00 |

RESIDENTIAL PLUMBING PERMIT FEES:

(if not part of a new structure)

FEE:

Note: All permit applications require a non-refundable application processing fee of \$60.00 at the time of submission of the permit application. The final permit fee will be reduced by the processing fee at and upon final payment of the fee(s).

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| 1. Plumbing: Up to six fixtures (Each additional fixture \$12.00) | \$ 160.00 |
| 2. Plumbing: Addition of plumbing system device: (i.e. expansion tank / | \$ 85.00 |
| 3. Sewer lateral connection to public sewer and building sewer installation. | \$ 130.00 |
| 4 One & Two Family Dwellings Residential Sprinkler Systems | \$ 160.00 |

RESIDENTIAL HVAC PERMIT FEES:

(if not part of a new structure)

FEE:

Note: All permit applications require a non-refundable application processing fee of \$60.00 at the time of submission of the permit application. The final permit fee will be reduced by the processing fee at and upon final payment of the fee(s).

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| 1. HVAC: For one unit (including electric) (Each additional unit \$50.00) | \$ 160.00 |
| 2. Replacement HVAC Plus electric | \$ 90.00 |
| 3. Baseboard: 5 units including electric (Each additional unit \$10.00 each) | \$ 160.00 |
| 4. Free Standing Stove | \$ 160.00 |

RESIDENTIAL MISC. PERMIT FEES:

FEE:

Note: All permit applications require a non-refundable application processing fee of \$50.00 at the time of submission of the permit application. The final permit fee will be reduced by the processing fee at and upon final payment of the fee(s).

| | |
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| 1. Wind | \$ 250.00 |
| Includes electric | |
| 2. Transfer Switch | \$ 210.00 |
| 3. Generator | \$ 325.00 |
| Up to 3 visits- Building and Mechanical and electrical | |
| 4. EV Charging Stations | \$ 200.00 |
| 5. Residential Security Systems | \$ 95.00 |

RESIDENTIAL APPEALS:

FEE:

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| 1. Appeal to Building Board of Appeals | \$ 500.00 |
| 2. Hearing | \$ 800.00 |

COMMERCIAL BUILDING FEES:

FEE:

Note: All commercial permit applications require a non-refundable application processing fee of \$180.00 for alterations or single discipline and \$500.00 for new construction and additions at the time of submission of the permit application. The final permit fee will be reduced by the processing fee at and upon final payment of the fee(s).

- New Construction and Additions** (includes plan review and inspection for building, energy and accessibility sub-codes):

| | |
|---------------------------|-------------------------|
| Base Fee: | \$525.00 plus |
| First 25,000 sq. ft. | \$0.29 per sq. ft. plus |
| 24,001 to 250,000 sq. ft. | \$0.24 per sq. ft. plus |
| Over 250,000 sq. ft. | \$0.18 per sq. ft. |
- Alterations, Renovations or tenant "fit out"** (includes plan review and inspections for building, energy and accessibility sub codes):

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|--|---|
| Base Fee: | \$525.00 plus |
| First 25,000 sq. ft. | \$0.29 per sq. ft. plus |
| Over 25,000 sq. ft. | \$0.14 per sq. ft. plus |
| 3. | \$90.00 per hour with a one hour minimum |
| Commercial Building Inspections (not included in fees listed above and Consultation Fees with the Township): | |
| 4. Building Plan Review Fees (Re-submission or fee if no inspections are to be performed) Single sub-code (building, mechanical, plumbing, electrical, energy or accessibility): Applicant will be invoiced for any or total of the single sub-code review costs at the time of building permit issuance. All Use Groups: \$110.00 per hour - two hours minimum - plus printin cast as applicable | \$90.00 per hour with a two hour minimum |
| 5. Footing/Foundation Only Fees | |
| Includes plan review, and inspections for the footing and foudation only | |
| First 25,000 sq ft | \$ 1,500.00 |
| 25,001 to 250,000 sq ft | \$ 4,000.00 |
| Over 250,000 sq ft | \$ 7,500.00 |
| 6. Building Sub-code Systems (including plan review fees): | |
| and Standpipes: | |
| Including first 200 heads and one standpipe | \$ 425.00 |
| Per sprinkler head (for over 200 heads) | \$ 0.44 |
| Per standpipe (for over one standpipe) | \$ 135.00 |
| B. Fire Alarm System: | |
| Building Only up to 5000 sq ft | \$ 250.00 |
| Building Only up to 5001 to 10,000 sq ft | \$ 400.00 |
| Building Only over 10,000 sq ft | \$ 750.00 |
| Building Only over 50,000 fsq ft | \$ 1,500.00 |
| C. Commercial Kitchen Exhaust (Type 1 Hood): | |
| Per hood (includes building and mechanical) | \$ 450.00 |
| Suppression System only (existing Hood) | \$ 225.00 |
| Hood Installation only | \$ 325.00 |
| Freestanding Signs (Up to 100 | |
| (for building only) up to two visits | \$ 350.00 |
| Each Additonal square foot over 100 | \$ 2.25 |
| Each Additional sign per buildingpermit application | \$ 75.00 |
| E. Racking system: | |
| Building only up tp 1 first 10,000.00 sq. ft | \$ 600.00 |
| Building only 10,001 to 50,000 sq ft | \$ 1,200.00 |

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| Building only over 50,000 sq ft | \$ 1,800.00 |
| F. Roof Replacement: | |
| one site visit, first 5000 sq ft | \$ 425.00 |
| Each Additional 5000 sq ft | \$ 30.00 |
| | \$ 90.00 |
| G. Commercial Wind Turbine and Solar Photovoltaic Systems: | |
| for first 5kw rating of system (for building only) | \$ 400.00 |
| for each additional 5kw rating of system (for building only) | \$ 35.00 |
| H. Temporary Tent: | |
| one site visit | \$ 225.00 |
| I. Demolition | |
| Up to 1,000 sf | \$ 225.00 |
| Each additional 100 sf | \$ 25.00 |
| Additional for insulation inspection when needed | \$ 90.00 |
| J. Commercial Plumbing sub-code fee (plus plan review): | |
| including first (3) trapped fixtures | \$ 180.00 |
| per each additional trapped fixture(s) | \$ 32.00 |
| new water line | \$ 90.00 |
| sanitary sewer hook-up (each lateral) | \$ 90.00 |
| K. Commercial Mechanical sub-code (plus plan review): | |
| including first unit | \$ 180.00 |
| include each air handler and exhaust | |
| units over 150CFM, excluding commercial | \$ 45.00 |
| Single HVAC one | \$ 180.00 |
| L. Commercial Electrical sub-code fee (plus plan review): | |
| 1. Wiring Outlet Quantities: | |
| 1 to 25 outlets or devices | \$ 180.00 |
| each additional 25 | |
| outlets or devices | \$ 25.00 |
| M. Minor Alteration as determined by the Building Code Official | |
| | \$ 240.00 |
| 2. Services and Feeders | |
| 200 Amps or less | \$ 95.00 |
| 400 Amps or less | \$ 140.00 |
| 800 Amps or less | \$ 200.00 |
| 1000 Amps or less | \$ 225.00 |
| 1500 Amps or less | \$ 250.00 |
| 2000 Amps or less | \$ 380.00 |

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| Over 2000 Amps | \$ 500.00 |
| Cost for additional Panel at reviewers discretions (x3) multiplier for voltage above 600 | \$ 55.00 |
| | |
| 3. Transformers and Motors | |
| up to 25hp or 50 kVA | \$ 65.00 |
| 26 to 50 hp or 51 to 100 kVA | \$ 75.00 |
| 51 to 100 hp or 101to 200 kVA | \$ 100.00 |
| 101 to 200 hp or 201 to 500 kVA | \$ 125.00 |
| over 200 hp or 5000kVA | \$ 200.00 |
| (x3) Multiplier for above items on voltages over 600 | |
| | |
| 4. Generators, Vaults, Substations, Etc.: | |
| up to 10 kVA | \$ 160.00 |
| 11 to 20 kVA | \$ 200.00 |
| 21 to 100 kVA | \$ 240.00 |
| 101 to 200 kVA | \$ 325.00 |
| 201 to 500 kVA | \$ 375.00 |
| 501 to 1000 kVA | \$ 500.00 |
| (x3) Multiplier for above items for voltages over 600 | |
| | |
| 5. Heating and Air Condintioning units | |
| up to 50 kW for first unit | \$75.00 |
| up to 50 kW for each additional unit | \$32.00 |
| 51-100 kW for first unit | \$95.00 |
| 51-100 kW for each additional unit | \$42.00 |
| over 100 kW for first unit | \$125.00 |
| over 100 kW for each additional inut | \$55.00 |

OTHER ELECTRICAL FEES: FEE:

Note: All permit applications require a non-refundable application processing fee of \$60.00 at the time of submission of the permit application. The final permit fee will be reduced by the processing fee at and upon final payment of the fee(s).

1. Miscellaneous Electric Fees:

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| State required 3 year certification for Commercial Swimming Pools. (Per inspection - pass or fail) | \$ 600.00 |
| For each additional pool or hot tub inspected at same time as main public pool. | \$ 90.00 |

2. Protective Signaling Systems: (Not in conjunction with new construction) \$ 125.00

3. Area light and or pole standard (each) \$30.00

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| 4. Cell Tower Co-Locate on exisiting structure | \$330.00 |
| EV Charging Station - includes one charger. Additional Chargers \$50.00 | \$200.00 |

OTHER CODE FEES:

FEE:

- | | |
|--|----------|
| 1. Other Code / Improvement Permits: (plus inspection costs based on time at \$85 per hour) | \$ 85.00 |
| 2. Occupancy Permit Fee: (Includes temporary occupancy permit) | \$ 85.00 |

Other fees as charged by Keycode as adopted by Resolution 2025-009 if not included in this schedule if required by for your project.

It shall be noted that each building permit fee includes a \$4.50, or as may be subsequently revised by the State of Pennsylvania, fee to subsidize the PA State Uniform Construction Code Program.

All permit fees are as listed above or at the acutal cost of the third party inspection agency plus a 4% processing fee.

ADOPTED, this 6th_day of January 2025.

ATTEST:


Secretary

BOARD OF SUPERVISORS
UPPER MILFORD TOWNSHIP


CHAIRPERSON

VICE-CHAIRPERSON


SUPERVISOR