

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

Resolution No. 2019-013  
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 \$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).*

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 \$ 790.00
  - B. Cost for each 1 – 500 additional square feet above 2500 \$ 80.00
  
2. Residential / Construction for three, or greater in number, Townhouse or Condominium Units:
  - A. Per Unit without a deck or patio \$ 945.00
  - B. Per Unit with a deck or patio \$ 1,090.00

**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: \$ 450.00
  
4. Mobile / Manufactured Home (including electric) - 2 visits \$ 320.00
  
5. Residential Additions: (excluding electric, plumbing and HVAC)
  - A. Minimum fee up to 750 square feet \$ 575.00
  - B. Plus \$85 per each additional 1-500 square feet
  - C. Additonal site visits \$ 110.00
  
6. Renovations / Alterations Basement Finish of Interior Alteration (excluding electric, plumbing and HVAC)
  - A. A minimum fee up to 500 square feet \$ 405.00
  - 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 \$ 320.00
  - B. Plus \$15 per each additional 100 square feet

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| 8. Pole Building- Building only, no electric or plumbing   | \$ 195.00 |
| 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.**

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| 10. Deck, Patio with footing under 48"   | \$ 265.00 |
| Deck, Patio with footing over 48"  | \$ 215.00 |
| 11. Demolition of structure, Fence over 6' high or wall over 4' high   | \$ 110.00 |
| 12. Roof Structure (i.e. Roof over Existing Patio/Deck)  | \$ 320.00 |
| Structural Roof Replacement  | \$ 240.00 |
| Each Additional 5000 Square Feet   | \$ 30.00  |
| Added for insulation inspection when needed  | \$ 55.00  |
| 13. Spa, Hot Tub (including electric)  | \$ 215.00 |
| 14. Above-ground Pool (including electric, fence or barrier and zoning)  | \$ 230.00 |
| 15. In-ground Pool (including electric, fence or barrier and zoning)   | \$ 350.00 |
| 16. <b>A Zoning use permit (no building permit) is required for a pool less than 24" height without a filtration system.</b> | \$ 45.00  |

**Fee does not include:** Re-inspections in the event of failed inspections; re-inspections will be billed at the schedule rate.

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| 17. Plan change / alteration / re-review / re-submission. | \$ 125.00 |
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**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 \$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).*

1. Electric Service:

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to 200 AMPS	\$ 90.00
to 400 AMPS	\$ 120.00
over 400 AMPS	\$ 190.00
Additional meter or panel (each additional)	\$ 30.00

2. Electric Wiring:

Up to 25 outlets - \$10 for each additional 25 outlets or Addition / Renovation (includes rough and final inspections)	\$ 135.00
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Note: An outlet / device is a receptacle, light, switch, etc.

3. Electric Re-Inspection Fee:

Any type; if scheduled inspection failed	\$ 60.00
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4. Solar Photovoltaic Systems - up to 5kw - up to two visits	\$ 240.00
Solar Photovoltaic Systems (Ground Mounted)- up to 5kw - up to two	\$ 345.00
Each additional 5kw rating of system	\$ 30.00

5. Geothermal Systems (building and mechanical only)	\$ 255.00
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**RESIDENTIAL PLUMBING PERMIT FEES:**  
(if not part of a new structure)

**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).*

1. Plumbing: (Not part of new home construction) Up to six fixtures (Each additional fixture \$10.00)	\$ 130.00
2. Plumbing: Addition of plumbing system device: (i.e. expansion tank /	\$ 55.00
3. Sewer lateral connection to public sewer and building sewer installation.	\$ 130.00

**RESIDENTIAL HVAC PERMIT FEES:**  
(if not part of a new structure)

**FEE:**

*Note: All permit applications require a non-refundable application processing fee of \$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. HVAC:	
For one unit (including electric)	\$ 135.00
(Each additional unit \$50.00)	
2. Replacement HVAC Plus electric	\$ 75.00
3. Baseboard:	
5 units including electric	\$ 135.00
(Each additional unit \$10.00 each)	
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).*

1. Wind Turbines (New)	\$ 345.00
Includes electric	
2. Transfer Switch	\$ 70.00
3. Generator (back up power) or Geothermal Systems	\$ 260.00
Up to 2 visits- Building and Mechanical only	

**RESIDENTIAL APPEALS:**

**FEE:**

1. Appeal to Building Board of Appeals	\$ 440.00
2. Hearing before Building Board of Appeals.	\$ 800.00

**COMMERCIAL BUILDING FEES:**

**FEE:**

*Note: All commercial permit applications require a non-refundable application processing fee of \$150.00 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).*

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

Base Fee:	\$545.00 plus
First 25,000 sq. ft.	\$0.25 per sq. ft. plus
24,001 to 250,000 sq. ft.	\$0.20 per sq. ft. plus
Over 250,000 sq. ft.	\$0.15 per sq. ft.
  
2. **Alterations, Renovations or tenant "fit out"** (includes plan review and inspections for building, energy and accessibility sub codes):
 

Base Fee:	\$545.00 plus
First 25,000 sq. ft.	\$0.25 per sq. ft. plus
Over 25,000 sq. ft.	\$0.10 per sq. ft. plus
  
3. **Commercial Building Inspections** (not included in fees listed above and Consultation Fees with the Township):
 

	\$70.00 per hour with a one hour minimum
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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:
 

	\$70.00 per hour with a two hour minimum
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5. **Building Sub-code Systems** (including plan review fees):
  - A. Fire Protection - Sprinklers and Standpipes:
 

Including first 200 heads and one standpipe	\$ 385.00
Per sprinkler head (for over 200 heads)	\$ 0.40
Per standpipe (for over one standpipe)	\$ 120.00
  
  - B. Commercial Kitchen Exhaust (Type 1 Hood):
 

Per hood (includes building and mechanical)	\$ 385.00
Suppression System only (existing Hood)	\$ 215.00
Hood Installation only	\$ 215.00
  
  - C. Sign - Parallel, Projecting, or Freestanding Signs (Up to 100 sq. ft.): (for building only) up to two visits
 

	\$ 320.00
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  - D. Roof Replacement:
 

Up to one visit	\$ 240.00
Each additional 5000 square feet	\$ 32.00
added for insulation inspection when needed	\$ 52.00

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E. Commercial Wind Turbine and Solar Photovoltaic Systems:	
for first 5kw rating of system (for building only)	\$ 320.00
for each additional 5kw rating of system (for building only)	\$ 32.00
F. Temporary Tent:	
one site visit	\$ 190.00
G. Demolition	
Up to 1,000 sf	\$ 160.00
Each additional 100 sf	\$ 15.00
H. Commercial Plumbing sub-code fee (plus plan review):	
including first (3) trapped fixtures	\$ 140.00
per each additional trapped fixture(s)	\$ 20.00
new water line	\$ 80.00
sanitary sewer hook-up (each lateral)	\$ 130.00
I. Commercial Mechanical sub-code (plus plan review):	
including first unit	\$ 140.00
handler and exhaust units over 150CFM, excluding commercial kitchen exhaust.)	\$ 32.00
mechanical	\$ 160.00
J. Commercial Electrical sub-code fee (plus plan review):	
1. Wiring Outlet Quantities:	
1 to 25 outlets or devices	\$ 130.00
each additional 25 outlets or devices (please note that an outlet or device is a receptacle, light, switch, etc.)	\$ 25.00
2. Services and Feeders	
200 Amps or less	\$ 85.00
400 Amps or less	\$ 120.00
800 Amps or less	\$ 135.00
1000 Amps or less	\$ 160.00
1500 Amps or less	\$ 215.00
2000 Amps or less	\$ 315.00
Over 2000 Amps	\$ 420.00
3. Transformers and Motors	
up to 25hp or 50 kVA	\$ 50.00
26 to 50 hp or 51 to 100 kVA	\$ 60.00
51 to 100 hp or 101to 200 kVA	\$ 85.00
101 to 200 hp or 201 to 500 kVA	\$ 110.00
over 200 hp or 5000kVA	\$ 160.00
(x3) Multiplier for above items on voltages over 600	

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4. Generators, Vaults, Substations, Etc.:	
up to 10 kVA	\$ 135.00
11 to 20 kVA	\$ 160.00
21 to 100 kVA	\$ 215.00
101 to 200 kVA	\$ 270.00
201 to 500 kVA	\$ 320.00
501 to 1000 kVA	\$ 400.00
(x3) Multiplier for above items for voltages over 600	

**OTHER ELECTRICAL 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).*

1. <b>Miscellaneous Electric Fees:</b>	
Pools. (Per inspection - pass or fail)	\$ 345.00
2. <b>Protective Signaling Systems: (Not in conjunction with new constructi</b>	
Residential	\$ 80.00
Non-Residential	\$ 75.00
115 Volts, battery smoke detectors (each)	\$ 25.00
3. <b>Area light and or pole standard (each)</b>	
	\$35.00
4. <b>Cell Tower Co-Locate on exisiting structure</b>	
	\$290.00

**OTHER CODE FEES:**

FEE:

1. <b>Other Code / Improvement Permits:</b>	
(plus inspection costs based on time at \$60 per hour)	\$ 45.00
2. <b>Occupancy Permit Fee: (Includes temporary occupancy permit)</b>	
	\$ 45.00

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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 actual cost of the third party inspection agency plus a 4% processing fee.

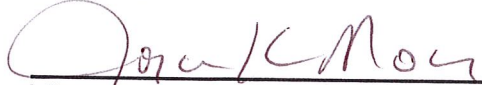
ADOPTED, this 7th day of January 2019.

ATTEST

  
Township Secretary

UPPER MILFORD TOWNSHIP  
BOARD OF SUPERVISORS

  
Chairman

  
Vice-Chairman

  
Supervisor