



BOROUGH OF CHESTER HEIGHTS,
DELAWARE COUNTY, PENNSYLVANIA

RESOLUTION #2024.02.C

BE IT RESOLVED, this 26th day of February 2024, that the following fee schedule is established for Subdivision/Land Development, Building, Plumbing, HVAC, Electrical, Permits and Fire Inspections.

A. SUBDIVISION/LAND DEVELOPMENT

1. Zoning Hearing Board Application Fee: See Resolution 04-23-C

- Single Family Residential Lot: See Resolution 04-23-C
- Residential Development: See Resolution 04-23-C

2. Conditional Use Hearing Fee: See Resolution 04-23-C

- Single Family Residential Lot: See Resolution 04-23-C
- Residential Development: See Resolution 04-23-C

3. Zoning Changes or Curative Amendments

- Properties under 1 acre: See Resolution 04-23-C
- Properties in excess of 1 acre: See Resolution 04-23-C

1-3: Continued Hearing Fee (if requested by applicant) of \$250 per hearing.

4. Subdivision/Land Development & Planned Residential Development:

- Minor Residential (4 lots or fewer, no public improvements):

- Preliminary Plan: Application \$500.00, Escrow \$1,500.00
- Final Plan: Application \$500.00, Escrow \$2,500.00

- Major Residential (more than 4 lots with or without public improvements) Multi-Family Land Development:

- Sketch Plan: Application \$750.00, Escrow \$1,500.00
- Preliminary Plan: Application \$1,500.00, Escrow \$3,000.00
- Final Plan: Application \$1,500.00, Escrow \$3,000.00



- Non-Residential/Land Development:
 - Sketch Plan: Application \$500.00, Escrow \$1,000.00
 - Preliminary Plan: Application \$750.00 plus \$250.00/building or addition plus \$50.00/acre, Escrow \$4,000.00
 - Final Plan: Application \$750.00 plus \$250.00/building or addition plus \$50.00/acre

- Planned Residential Development:
 - Sketch Plan: Application \$500.00, Escrow \$2,000.00
 - Tentative Plan: Application \$1,500.00 plus \$50.00/lot or dwelling unit over 10, Escrow \$4,000.00
 - Final Plan: Application \$1,500.00, plus \$50.00/lot or dwelling unit over 10, Escrow \$4,000.00

Two checks must be submitted, one for the application fee and one for the escrow.

5. Land Disturbance Permit/SWM Review

5.1 Land Disturbance Without No New Impervious Surface

- Land Disturbance over 5,000 sq ft and less than 1.0 acre
 - Application Fee \$100.00, Escrow \$500.00

- Land Disturbance over 1.0 acre(s)
 - Application Fee \$200.00, Escrow \$1,000.00 plus \$100.00/acre(s) over 2.0 acre(s) of disturbance

5.2 Land Disturbance With New Impervious Surface

- New Impervious Surfaces greater than 500 sq ft but less than 1,000 square foot
 - Application Fee \$100.00, Escrow \$500.00

- New Impervious Surfaces greater than 1,000 sq ft but less than 2,500 square foot
 - Application Fee \$250.00, Escrow \$1,500.00

- New Impervious Surfaces greater than 2,500 sq ft but less than 5,000 square foot



- Application Fee \$500.00, Escrow \$2,500.00
- New Impervious Surfaces greater than 5,000 sq ft
 - Application Fee \$500.00, Escrow \$2,500.00 plus \$100.00/1,000 sq ft over 5,000 sq ft
- Lines and Grades Plan for New Dwelling in Active Major Subdivision
 - Application Fee \$300.00, Escrow Covered by Developers Agreement

5.3 Swimming Pools

- In Ground Application \$450.00, Escrow \$600.00
- Above Ground Application \$150.00, Escrow \$400.00

Refer to PA Municipal Planning Code (“MPC”) for additional information i.e.: appearance fee for stenographer. See 53 P.S. 10908 (7)

B. BUILDING PERMITS

There shall be a minimum fee of \$175.00 for any Building Permit Application, unless otherwise stated within.

The mandatory PA State Surcharge of \$4.50 for all permits issued shall be added to the cost of each Building Permit Fee. An administrative fee of \$1.00 will also be added making the UCC Fee a total of \$5.50.

All Building Applications (excluding all non-reviewable permits, see below) shall be subject to a Zoning Review pursuant to the Zoning Code of The Borough of Chester Heights, the Fee of which shall be \$200.00.

Duplication of issued Permit: \$10.00.

Inspections, Re-Inspections, Return for Un-Prepared Inspections:

All inspections require a minimum of 48-hour’s notice. In addition to the established Fees listed below and in other Resolutions, should the Code Official be required to re-inspect Code related construction and/or violations, the Building Permit Application shall pay the following additional Fee(s) of: \$100.00 for each such inspection.

Preliminary Plan Review: a Fee shall be charged for each set of plans submitted for a “Preliminary Plan Review”. This review would not constitute “Final” project Code compliance, but only as an overview of the scope. It may include one evaluation meeting to discuss project particulars:



Use Group R-3, less than 400 sq. ft.: \$100.00
 Use Group R-3, greater than 400 sq. ft.: \$175.00
 Use Group R-2, less than 10,000 sq. ft.: \$500.00
 Use Group R-2, greater than 10,000 sq. ft.: \$750.00

Other Use Groups:

Up to 5,000 sq. ft. \$500.00
 5,001 sq. ft. to 10,000 sq. ft. \$750.00
 Greater than 10,000 sq. ft.: \$1,000.00

Use & Occupancy Certificates: **SEE SECTION F: FIRE MARSHAL**

For Residential, no additional fee

For all other Use Groups; Certificate of Use \$125.00

Re-Funding of Permit Fees: Any request for refund of Fees must be made in writing and addressed to the attention of Building Code Official, no later than six months from the date of payment of issuance or permits, whichever is longer.

Any request past the six-month period shall not be accepted.

An administrative cost Fee of 35% shall be deducted from the original Fee amount request.

1. Residential: the value on which fees Shall be computed based on the following methods.

• Residential: Single Family	Net Value/Square Foot*	Use Group
(1-3) Story	\$90.00	R-3
(2-3) Story Townhouse	\$80.00	R-3
(1-3) Story Addition – All	\$90.00	R-3
Basements,	\$45.00	R-3
Finished/Unfinished		Accessory
Attics,	\$25.00	R-3
Finished		Accessory
Garage,	\$50.00	R-3
Attached		Accessory
Porches,	\$35.00/\$65.00	R-3
Opened/Closed		Accessory
• Residential: Apartment	Net Value/Square Foot*	Use Group
(All) Story	\$85.00	R-2
• Residential: Hotel/Motel	Net Value/Square Foot*	Use Group
(All) Story	\$85.00	R-1
• Residential: Detached Accessory Structures 500 Sq Ft or more:		
Garages, Greenhouses, Sheds & Decks	\$200.00 for \$1,000, \$35.00 each \$1,000.00	



- **Residential: Alterations & Renovations:**
 All Structures \$150.00 up to \$500.00, \$25.00 each
 \$1,000**

- **Residential: Demolition**
 All Structures \$150.00 up to \$500.00, \$15.00 each
 \$500.00**

- **Residential: Re-Roofing: in excess of 25% of the existing roof**
 All Structures \$150.00 up to \$1,000.00, \$10.00 each
 \$1,000.00**

- **Residential: Swimming Pools: equal to or greater than 24 inches deep**
 In-ground \$750.00
 Above-ground \$100.00

(*) Less Plumbing, Mechanical & Electrical
 (**) or a fraction thereof

2. **Commercial:** Fees shall be based on the owner-submitted Contract of a reasonable square foot cost estimate, by not less than the applicable estimated construction “worth” indices provided by “Means” 2022 or latest edition:

First \$500.00 of costs: \$1,000.00
 Each Additional \$1,000.00 \$75.00

Commercial: Non-Residential “Means” Commercial “Indices”	Use Group
Nursing Home	I-1
Hospital	I-2
Correctional Facility	I-2
Medical Offices	B
Offices	B
Banks	B
Post Office	B
Country Club	A-2
Social Club/Banquet Room	A-2, A-3
Church	A-4
Movie Theater	A-1
Restaurant including Fast Food	A-3
Dealership	M, S-1
Automobile, Repair Shop	S-1



Commercial: Non-Residential “Means” Commercial “Indices”		Use Group
Service Station, Garage	\$120.00	S-1
Factory, Industrial	\$60.00	F-1, F-2
Warehouse	\$60.00	S-2, S-3
Self-Storage Warehouse	\$75.00	S-2
School	\$80.00	E
Stores: “Strip”, Department	\$65.00	B
Supermarket	\$80.00	B
Car Wash	\$180.00	B
Fire Station	\$80.00	B
Swimming Pools, Enclosed Public	\$140.00	A
Commercial: Detached Accessory Structures 500 Sq Ft or more		
All Structures	\$200.00 for \$1,000.00, \$25.00 each \$1,000.00**	
Commercial: Re-Roofing: in excess of 25% of the existing roof		
All Structures	\$200.00 up to \$500.00, \$30.00 each \$1,000.00**	
Commercial: Demolition		
All Structures	\$150.00 up to \$500.00, \$50.00 each \$500.00**	
Commercial: Swimming Pools equal to or greater than 24 inches deep		
In-ground	\$1,000.00	

(*) Less Plumbing, Mechanical & Electrical
(**) of a fraction thereof

3. Communication Towers:

New Tower	\$1,500.00
Attachment to Existing Tower	\$700.00

4. Tennis Courts:

All	\$250.00
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5. Trailers: Temporary

All	\$250.00 for every 6-month period, max 12 months
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6. Signs:

All without lighting	\$175.00
All with lighting	\$150.00 additional to above



All Face Change of Existing Sign	\$150.00 each side
All temporary Signs	\$125.00

(*) Less Plumbing, Mechanical & Electrical
 (**) or a fraction thereof

C. PLUMBING PERMITS

1. Plumbing Plan Review, per sheet	\$80.00
2. Permit for new work covering two (2) fixtures	\$100.00
• Each additional fixture unit	\$20.00
• Each Additional inspection required	\$75.00
3. Permit fee of sewer connection	
• Residential	\$150.00
• Commercial	\$170.00
4. Permit fee for new water service or well and pump	\$125.00
5. Permit fee for air conditioners and/or heat pumps requiring water and/or condensation drains	\$75.00
• If separate inspection required	\$35.00
6. Swimming Pools	
• Single-Family	\$125.00
• Multi-Family or Community	\$150.00
7. Permit fee for installation of gas or electrical appliances requiring plumbing connections, such as dishwashers, hot water heaters, garbage disposals	
• As additional fixture to other permitted work	\$60.00
• If done separately	\$80.00
• Initial gas piping installation	\$150.00
• Each additional inspection required	\$75.00
8. Sprinklers	
• Residential	\$175.00
• Commercial	\$250.00 plus \$100.00 per page of plans

D. HVAC PERMITS

1. Heating permit, gas or oil (each unit)	\$200.00
2. Sewage Pump Permit	\$150.00
3. Underground oil tank install or removal	\$200.00
4. Gas piping (new)	\$150.00
5. Installation of new or altered duct work	\$100.00



E. ELECTRICAL PERMITS

Each permit application shall be accompanied by a signed contract. New construction, alterations, and changes to electrical work shall be accompanied with details, drawings, and documentation associated with the project. Two copies will be supplied for review and approval. Commercial work will need to be designed and sealed by a design professional. Plan reviews will be billed separately in conjunction with an approved third party when approved by the Borough.

1. Residential
\$50.00 for the first \$500.00 with \$30.00 for each additional \$1,000.00 of estimated cost or fraction thereof, with a minimum of \$50.00.
2. Commercial
\$100.00 for the first \$500.00 with \$45.00 for each additional \$1,000.00 of estimated cost or fraction thereof up to \$25,000.00. Above \$25,000.00 the cost factor will be \$25.00 per \$1,000.00, with a minimum of \$145.00.

All fees related to plumbing permits shall be paid to the Borough of Chester Heights prior to any work being performed by the applicant.

F. FIRE MARSHAL

1. Residential Annual Inspection Fees
 - For the sale or transfer of any title, a Use and Occupancy Real Estate Certificate must be obtained, there shall be a pass or fail fee of One-hundred and twenty dollars. \$120.00
 - Fire Inspections – Residential Rentals single unit \$120.00
 - Residential rentals, multiple apartment units within same building \$65.00/per Unit
 - Re-Inspection fee of ½ the fee charged per re-inspection
2. Commercial Annual Fire Inspection Fees
 - Commercial Apartment Buildings, multiple apartment units within same building \$65.00/per Unit
 - Nonresidential auxiliary building co-located with the multiple apartment buildings will be additional, per the commercial unit fee schedule below.
3. Commercial Units – Per Building, Per Tenant Occupancy or Change in Tenant
(Ambulatory health care, banks, barbers and beauty shops, retail, educational occupancy, day care, manufacturing, bakeries, restaurants, taverns and bars, auto repair, auto body, wholesale and retail sales and storage of flammable and combustible liquids etc.)



- 1 – 2,000 square feet \$150.00
- 2,001 – 5,000 square feet \$200.00
- 5,001 – 10,000 square feet \$300.00
- 10,001 – 100,000 square feet \$500.00
- 100,001 square feet or greater \$1,000.00

Commercial Fire **Inspection Fees include the cost of two (2) inspections**, the initial and one re-inspection if needed. Additional inspections required because of the failure of the work to pass the initial two inspections, shall result in the assessment of ½ **the inspection fee** for each additional inspection.

4. Plan Review

- Hourly rate, minimum charge 1 hour \$70.00
 - Additional time billed in 15-minute increments

5. Residential Burn Permit

- Burn Permit \$5.00/per day \$20.00/per month

6. Fines and Violations

- Parking in a Fire Lane or Fire Zone \$35.00 & Subject to be towed
- Illegal Burning \$50.00
- Borough Code Chapter 97-31 Violations Additional Violation cost Per Code
- False Alarm Fees:
 - Two (2) Alarms in a 12-month period Warning Issued
 - Three (3) Alarms in 12-month period \$100.00
 - Four (4) Alarms in 12-month period \$200.00
 - After Five (5) Alarms in 12-month period \$300.00/per occurrence
 - 50% to the Borough and 50% to the Fire Company

In addition to violation cost, violators will also be responsible for all court and legal cost if found guilty.

7. Operational Commercial Additional Hazard Check Notification

- Carnival, Fairs, Exhibits and Trade Shows, Places of Assembly
- Combust Dust and Combustible Fibers Producing Operation
- Compressed Gases, including LP storage and/or manufacturing except for heating, cooking, or electricity generation
- Cryogenic Fluids (Nitrogen for cooling and oxygen for medical use)
- Cutting and Welding, Hot Work Operations, Open Flames and Torches
- Explosives/Blasting \$100.00 per day. (Commercial Storage or Usage)



- Flammable/Combustible Liquids stored above ground
- Hazardous Materials Not Otherwise Specified
- High Piled Storage
- Lumber Yards/Woodwork/Plants/Wood Products
- Liquid/Gas Fueled Vehicles/Equipment in building
- Open Burning, Not permitted for commercial properties
- Pyrotechnic Special Effects Material: NOT permitted under the Code
- Plastics
- Refrigeration Equipment
- Repair Garages/Motor Fuel
- Spraying and Dipping
- Temp Membrane, Tents and Canopies

8. Fee Distribution per Inspection

- 60% to Inspector, 20% to Fire Company, 20% to Borough Administration

GENERAL:

All fees related to building permits shall be paid to the Borough of Chester Heights prior to any work being performed by the applicant.

The applicant shall reimburse the Borough for any advertising, engineering, legal, or similar expenses incurred by the Borough in excess of the above fees.

Checks shall be made payable to the "Borough of Chester Heights".

By: *Marta Driscoll*
Marta Driscoll, President
Borough of Chester Heights

Attest: *Darlene Kurten*
Darlene Kurten, Secretary

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