

Schedule A

**Thomas Township
Building Department
Construction Costs Determination and Fees**

(No Revisions for 2010)

Thomas Township shall determine cost of construction as follows:

Residential Construction:

Residential Frame Construction:

- 1 story \$95.00 per square foot.

- 2nd & 3rd story \$95.00 per square foot for the first floor.
 \$67.00 per square foot for the second floor.
 \$60.00 per square foot for an attached
 garage.

Residential Masonry Construction:

- 1 story \$105.00 per square foot.

- 2nd_3rd story \$105.00 per square foot for the first floor.
 \$75.00 per square foot for the second floor and
 above. \$70.00 per square foot for an attached
 garage.

Residential Accessory Structures:

Includes garages, pole buildings, porches, wood decks and similar construction. \$40.00 per square foot.

Mobile and Modular Homes:

The total calculated building permit fee shall be required for all manufactured homes including mobile and modular homes when not located in a designated mobile/modular home park. Manufactured homes including mobile and modular home building permit fees shall be reduced by 50% when located within a designated mobile/modular home park.

Commercial or Industrial Construction:

The Township Building Inspector may use the construction cost given by the developer or at his/her option, the Building Inspector may determine construction cost by using the cost per square foot found in the building valuation data chart provided in Building Standards Publication, August 2010 edition. The developer must include all site development costs when providing construction cost for permit purposes.

Thomas Township shall determine permit fees for construction as

follows:

Non-Commercial or Industrial:

The township permit fee schedule shall be applied to the construction cost as determined by the Building Inspector, in order to determine the permit fee amount. (See fee schedule.)

Commercial or Industrial:

The township permit fee schedule shall be applied to the construction cost as determined by the Building Inspector, in order to determine the permit fee amount. (See fee schedule.)

Miscellaneous Construction:

Flat Permit Fees:

Pool Permit (single family)	\$35.00
Sign Permit	\$25.00
Sidewalk (single parcel)	\$35.00
Demolition Permit:	
Accessory Structure	\$35.00
Home or Other	\$50.00

Thomas Township shall determine plan review fees for construction as

follows:

Plan Review Fees:

The Township will determine plan review fees for each Building, Electrical, Plumbing, and Mechanical review by charging:

- **\$80.00 minimum fee.**
- **\$40.00 additional for every half hour after the first hour of review.**

Plan review fees will be invoiced and payable when the respective permit for which the review was conducted is obtained. At the Building, Electrical, Plumbing, or Mechanical Inspectors request, an expert outside plan review may be requested, the total cost of which including an additional 5% Township administration charge will be paid by the developer prior to obtaining the respective permit, or immediately after said plan review is completed.

The Building, Electrical, Plumbing, or Mechanical Inspector may request a specialized expert outside plan review during construction to address issues such as changes in plan design or other unforeseen reasons. The total cost of which including an additional a 5% Township administration charge will be paid by the developer immediately after said expert plan review is completed and findings presented to the Building Inspector. The developer shall pay any and all costs associated with said expert outside plan review within 30 days of notification.

Thomas Township Special Manufacturing Building Inspector Cost Recovery Fee:

For exceptional situations where the Director of Community Development determines that a special manufacturing inspector is necessary, arrangements shall be made to contract an inspector with the necessary qualifications to fill the position. *All costs for said inspector shall be directly billed as an additional separate inspection fee.*

SCHEDULE G 2007
THOMAS TOWNSHIP COMMUNITY DEVELOPMENT DEPARTMENT

97-G-07	Sec. 4 1E	Sidewalk Building Permit Fee	\$ 25
97-G-23	Sec. 51	Review Fees \$50 for first split \$25 for each additional split done at same time.	
97-G-25	Sec. IC	Reviewing Submittal and Performing Inspections Small Developments and Redevelopments (0-3) acres \$375 minimum \$500 deposit Large Developments and Redevelopments (3 + acres) Minimum fee of \$600 \$1,000 deposit Single family, two family, multi-family developments Minimum fee of \$600 \$1,000 deposit Fee is for first storm water review and inspection. Additional hourly fee will be required for subsequent reviews and inspections. Difference between deposit and final review and inspection fees will be refunded to or collected from the Owner/Developer.	
99-G-1S	Article I. Sec 10 D	Temporary Sign Permit Rezoning \$325 regular meeting \$500 special meeting Special Use Permit \$325 regular meeting \$500 special meeting Site Plan Review \$300 regular meeting plus \$25 per acre \$400 special meeting plus \$25 per acre Zoning Board of Appeals Hearings \$325 Sign Board of Appeals Hearings \$325	\$10