

Schedule A
Thomas Township
Building Department
Construction Costs Determination and Fees

Thomas Township shall determine cost of construction as follows:

Residential Construction:

Residential Frame Construction:

Addition	\$120.00 per square foot.
1 story	\$150.00 per square foot.
2 nd -3 rd story	\$150.00 per square foot for the first floor. \$120.00 per square foot for the second floor. \$60.00 per square foot for an attached garage.

Residential Masonry Construction:

Addition	\$120.00 per square foot.
1 story	\$150.00 per square foot.
2 nd -3 rd story	\$150.00 per square foot for the first floor. \$120.00 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.)

Flat Permit Fees:

Pool Permit (single family)	\$35.00
Re-Roofing Permit-Residential Home	\$80.00
Re-Roofing Permit-Residential Accessory Building	\$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.