

RESOLUTION NO. 23-1

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
TOWNSHIP OF LOWHILL, LEHIGH COUNTY, PENNSYLVANIA TO
ESTABLISH INSPECTION AND USER FEES.

Whereas, Lowhill Township has heretofore passed the following Ordinances providing for certain application, filing, registration, inspection and other user fees:

1. Building Code, Plumbing Code, Electrical Code and Mechanical Code of the Township of Lowhill;
2. Driveway and Road Occupancy Ordinance of the Township of Lowhill;
3. The Lowhill Township Zoning Ordinance;
4. The Lowhill Township Subdivision and Land Development Ordinance;
5. The Building Permit Ordinance of the Township of Lowhill;
6. The Sanitary Sewer Use and Connection Ordinance of the Township of Lowhill;
7. The Sewage Permit Ordinance of the Township of Lowhill; and

WHEREAS, the Township of Lowhill desires to amend such fees.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Lowhill Township hereby adopt the attached User Fee Schedules as follows:

- Schedule A – Building and Zoning
- Schedule B – Electrical
- Schedule C – Plumbing
- Schedule D – Mechanical
- Schedule E – Highway Occupancy
- Schedule F – Zoning Hearing Board
- Schedule G – Subdivision and Land Development
- Schedule H – On-Lot Sewage

The attached fee schedules shall become effective immediately upon adoption this ____ day of January, 2023.

Date: _____

By: _____
Richard B. Hughes, Chairperson

ATTEST:

By: _____
George W. Wessner, Jr., Vice-Chairperson

By: _____
Jill Seymour, Secretary

By: _____
Curtis Dietrich, Member

USER FEE SCHEDULE A
BUILDING & ZONING

*****NOTE*** A \$4.50 Surcharge per Permit is required to be assessed on each permit issued, in accordance with ACT 36 - 2017, Pennsylvania House Bill 409.**

Filing fee for initial Uniform Construction Code applications (per project)	\$50.00
Filing fee for each additional UCC application (i.e. electrical, plumbing, HVAC)	\$20.00 ea

Plan Review Fees:

Residential

Residential Review and Additions Over 500 Square Feet (per Dwelling Unit – includes Mechanical, Electrical, Plumbing, and Energy Conservation Reviews): (Review completed within 15 days)	250.00
Manufactured Housing (per Dwelling Unit – HUD Certified):	150.00
Accelerated Code Review: (Review completed within 7 days)	50.00 add.

Non-Residential

Building Code Review: (Review completed within 30 days)	ICC Formula x .60% or .06
Accelerated Code Review: (Review completed within 15 days)	ICC Formula x .75% 15% increase .075

USER FEE SCHEDULE A
CONTINUED

Permit Fee Schedule:

Residential (one & two family dwellings):

New Construction:

Per 100 gross square feet or fraction thereof	15.00
(\$400.00 minimum fee)	
(Gross square footage shall include basement, each floor level, garage, decks and porches. Measurements shall be from exterior face of wall to exterior face of wall.)	12.00
(Mechanical, Electrical, and Plumbing Permit Fees Additional)	

Additions (excluding decks/porches):

Up to 500 gross square feet:	225.00
Per 100 gross square feet or fraction thereof above 500 square feet	15.00
(Mechanical, Electrical, and Plumbing Permit Fees Additional)	

Alterations (based on 2 inspections)

	125.00 min.
Additional inspections charge Re-Inspection Fees	
(Mechanical, Electrical, and Plumbing Permit Fees Additional)	

Decks/Accessory & Utility Buildings:

Up to 500 gross square feet	120.00
Per 100 gross square feet or fraction thereof above 500 square feet	15.00
(Mechanical, Electrical, and Plumbing Permit Fees Additional)	

Manufactured Homes (HUD Certified):

Per 100 gross square feet	15.00
(\$200.00 minimum fee)	

Swimming Pools:

Above-ground (1 visit)	50.00
In-ground (2 visits)	100.00
(Electrical Permits Extra)	

Signs:

Signs requiring final inspection only	50.00
Signs requiring Footing & Final Inspections	100.00

USER FEE SCHEDULE A
CONTINUED

Re-inspection:	
First re-inspection	35.00
Additional re-inspection	70.00
Demolition:	100.00
Misc. Construction (cell towers, retaining walls, fences, etc...):	70.00 min.
2% of Total Cost of Construction (Materials & Labor)	
a) Solar generating system	
-building permit \$125.00	
-electrical permit \$70.00	
-surcharge \$8.00	
Filing Fee for non-Uniform Construction Code applications (a, b, & c)	30.00
Permit Fee (per 100 square feet or part thereof)	5.00
a) Buildings constructed for animal husbandry or agricultural use shall not exceed	40.00
Signs:	
b) 12 square feet or less	10.00
More than 12 square feet	30.00
c) Change of use	10.00
Permit renewal fee	20.00
Change of builder or contractor	20.00
Written certification of zoning or building information	25.00

USER FEE SCHEDULE A
CONTINUED

Non-Residential (Commercial & Residential – other than 1 & 2 Family Dwellings)

New Construction:

Per 100 gross square feet or fraction thereof 23.00
(\$500.00 minimum fee)

Plan Review Fees Additional
(Mechanical, Electrical, and Plumbing Permit Fees Additional)

Additions:

Per 100 gross square feet or fraction thereof 23.00
(\$500.00 minimum fee) 20.00

Plan Review Fees Additional
(Mechanical, Electrical, and Plumbing Permit Fees Additional)

Alterations:

1.5% Total Cost of Construction (minus Mechanical, Electrical, and Plumbing
construction costs) (\$360.00 minimum fee)

Plan Review Fees Additional
(Mechanical, Electrical, and Plumbing Permit Fees Additional)

Demolition: 100.00

Swimming Pools:

Above-ground (1 visit) 50.00
In-ground (2 visits) 100.00
(Electrical Permits Extra)

Misc. Construction (cell towers, retaining walls, fences, etc...): 70.00 min.
2% of Total Cost of Construction (Materials & Labor)

Communications Antennas – per antennae 5.00

Re-inspection: (per re-inspection) 70.00

USER FEE SCHEDULE B
ELECTRICAL

*****NOTE*** A \$4.50 Surcharge per Permit is required to be assessed on each permit issued, in accordance with ACT 36 - 2017, Pennsylvania House Bill 409.**

Electrical Contractor's Registration \$20.00/year

Residential and Non-Residential:

Rough Wiring

\$30 – 1 to 20 outlets
\$ 5 – each additional 20

Final Wiring

\$30 – 1 to 20 outlets
\$ 5 – each additional 20

Residential (new construction)

\$ 90 – single family up to 200 amperes
\$100 – over 200 amperes
Based on two visits

Townhouses

\$55 – each unit based on groups of 5 or more units per visit, roughs and services to be inspected in one visit

Services

\$ 55 – not over 200 amperes
\$ 65 – over 350 amperes
\$ 90 – not over 1000 ampere
\$175 – not over 1500 ampere
\$250 – over 1500 ampere

Feeders and Panel Boards

\$20 – not over 200 amperes
\$30 – not over 400 ampere
\$35 – not over 1000 ampere
\$40 – up to 1500 ampere

Protective Signaling Systems

\$50 – Residential
\$60 – Other than Residential
\$60 – Telephone other than Residential
\$20 – 115-volt battery backup detectors

Swimming Pools, Spas, etc.

\$ 45 – above ground (single visit)
\$ 90 – in-ground, two visits
\$180 – 3-year state certification
\$ 45 – spas and hot tubs, etc.

Mobile Homes

\$55 – service fee
\$25 – feeder

Motors, Generators, Transformers

\$35 – 1 hp to 30 hp or Kv
\$10 – each additional
\$45 – 50 to 100 hp or Kv
\$10 – each additional

Transformers, Vaults, Enclosures

\$ 70 – not over 200 Kv
\$100 – not over 500 Kv
\$140 – not over 1000 Kv
\$200 – over 1000 Kv

Heating and AC

\$45 – 30 Kw or less
\$65 – over 30 Kw

USER FEE SCHEDULE B
CONTINUED

Minor Alterations and Additions

\$65 up to 25 outlets and a service
(up to 200 ampere) one visit only

Signs

\$35 first sign, \$5 each additional, 1 transformer per sign count

Re-inspection:

First re-inspection

35.00

Additional re-inspection

70.00

Non-Residential

Electrical Code Review:

ICC Formula x .60

USER FEE SCHEDULE C
PLUMBING

*****NOTE*** A \$4.50 Surcharge per Permit is required to be assessed on each permit issued, in accordance with ACT 36 - 2017, Pennsylvania House Bill 409.**

Plumbing Contractor's Registration	20.00/year
SEWER/PLUMBING APPLICATION & INSPECTIONS	
Municipal Fee (application for treatment allocation)	150.00
Residential Sewer Permit	300.00
Sanitary Sewer Lateral Relocation	250.00
Sanitary Sewer Replacement or Repair (residential)	40.00
Commercial Sewer Permits	350.00

Residential

First 7 fixtures	70.00
Each additional fixture	10.00
	(\$70.00 minimum fee)
Re-inspection:	
First re-inspection	35.00
Additional re-inspection	70.00

Non-Residential

Plumbing Code Review:	(ICC Formula x .60)
First 7 fixtures	100.00
Each additional fixture	15.00
	(\$100.00 minimum fee)
Re-inspection: (per re-inspection)	70.00
Renewal fee for plumbing permit	20.00

USER FEE SCHEDULE D
MECHANICAL

*****NOTE*** A \$4.50 Surcharge per Permit is required to be assessed on each permit issued, in accordance with ACT 36 - 2017, Pennsylvania House Bill 409.**

Residential

First individual appliance (including associated ductwork/piping)	70.00
Each additional individual appliance (including associated ductwork/piping) (Electrical hook-ups require an Electrical Permit)	35.00
Re-inspection:	
First re-inspection	35.00
Additional re-inspection	70.00

Non-Residential

Mechanical Code Review:	(ICC Formula x .60)	
First individual appliance (including associated ductwork/piping)		100.00
Each additional individual appliance (including associated ductwork/piping) (Electrical hook-ups require an Electrical Permit)		50.00
Re-inspection: (per re-inspection)		70.00
Hood & Duct Systems (per system)		300.00
Fire Sprinkler Systems:	(1-200 Heads)	350.00
	(Each additional head over 200)	.50
Fire Detection/Alarm System:	(up to 15,000 SF)	150.00
	(Each additional square foot)	.01
Alternate Fire Suppression System:	(1.5% total cost of construction)	300.00 min.
Consulting Rate:		75.00/hr.

USER FEE SCHEDULE E
HIGHWAY OCCUPANCY

PERMIT ISSUANCE FEES

These fees are applied to the administrative costs incurred in reviewing the application and plan(s) and issuing and processing the permit, whether or not a permit is issued.

- 1) Application Fee
 - a). Utility \$50.00
 - b) Driveways
 - (i) Minimum use (serving no more than five (5) dwelling units) 15.00
 - (ii) Low volume (e.g. serving six (6) to twenty-five (25) dwelling units, office buildings, car washes) 30.00
 - (iii) Medium volume (e.g. fast food restaurants, motels, service stations, small shopping plazas) 40.00
 - (iv) High volume (e.g. large shopping centers, multi-building apartment or office complexes) 50.00
 - c) Other (e.g. bank removal, sidewalk and curb) 20.00
- 2) Supplement Fee (each six-month time extension) 10.00
(each submitted change)
- 3) Exemptions - Fees are not payable by any of the following:
 - a) The Commonwealth
 - b) Political subdivisions of the Commonwealth, except when placing a facility longitudinally within more than 100 total linear feet of pavement. In that case, the application and inspection fees for pavement openings will be charged.
 - c) Governmental authorities organized under the laws of the Commonwealth.
 - d) The Federal Government.
 - e) Charitable organizations that are in compliance with Act No. 337, approved August 9, 1963, P.L. 628, as amended (churches, hospitals, schools, charitable institutions, veterans' organizations, non-profit organizations.
 - f) Utility facility owners for:
 - (i) The installation of street lights at the request of PennDOT or the political subdivision.
 - (ii) The replacement or renewal of their facilities prior to a Township resurfacing project after notice from the Township.
 - (iii) The removal of poles and attached appurtenances.
 - (iv) Facilities moved at the request of PennDOT or the political subdivision.
 - (v) The reconstruction or maintenance of their facilities that occupy the

right-of-way under private status.

USER FEE SCHEDULE E
CONTINUED

GENERAL PERMIT INSPECTION FEES

These fees are applied to the costs incurred in the preliminary review of the location covered by the application, and/or spot inspection of the permitted work, and/or subsequent inspection after the permitted work has been completed to ensure compliance with PennDOT specifications and permit provisions. There will be a minimum of 3 inspections.

4) Driveways

a) Each minimum use driveway	\$10.00 ea
b) Each low-volume driveway	20.00 ea
c) Each medium-volume driveway	35.00 ea
d) Each high-volume driveway	50.00 ea

5) Surface Openings (These fees are calculated on the total linear feet of the opening being permitted within different areas of the right-of-way.)

a) Total linear feet of opening each (100 foot increment or fraction thereof):	
(i) Opening in pavement	40.00
(ii) Opening in shoulder	20.00
(iii) Opening outside pavement and shoulder	10.00

b) If a longitudinal opening simultaneously occupies two or more highway areas identified in subparagraph (a), only the higher fee will be charged.

6) Surface Openings of Less than 36 Square Feet (e.g., service connections performed independently of under- ground facility installation, pipe line repairs) (each opening)

a) Opening in pavement	30.00
b) Opening in shoulder	15.00
c) Opening outside pavement and shoulder	10.00

If an opening simultaneously occupies two or more highway areas identified in subparagraphs (a)-(c), only the higher fee will be charged.

7) Above-Ground Facilities (e.g. poles, guys and/or anchors if installed independently of poles)

a) Up to 10 physically connected above-ground facilities (each continuous group)	20.00
b) Additional above-ground physically connected facilities (each pole with	

appurtenances) 2.00

USER FEE SCHEDULE E
CONTINUED

8) Crossings (e.g. "overhead" tipples, conveyors or pedestrian walkways and "undergrade" subways or mines)	\$80.00
9) Seismograph - Vibroseis Method (e.g. prospecting for oil, gas)	
a) First mile	50.00
b) Each additional mile or fraction thereof	5.00
10) Non-Emergency Test Holes in Pavement or Shoulder (each hole)	5.00
11) Other (e.g. bank removal, sidewalk and curb)	20.00
12) Re-inspection per occurrence	15.00

USER FEE SCHEDULE F
ZONING HEARING BOARD AND CURATIVE AMENDMENT

	FEES
Single family residential, agricultural or animal husbandry appeals	\$750.00
All other appeals	\$1,500.00

CURATIVE AMENDMENT

Filing Fee	\$1,000.00*
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*This fee is for one hearing before the Zoning Hearing Board or the Board of Supervisors. If any further hearings are required, the applicant shall make an additional deposit in an amount to be determined by the Board to cover additional expenses payable by the applicant under statute, ordinance or rules and regulations.

REVIEW FEE SCHEDULE G
SUBDIVISION AND LAND DEVELOPMENT PLANS

DESCRIPTION	REVIEW FEES		
<u>Minor Subdivision</u>	Sketch	\$200.00	
	Final	\$300.00	
	Escrow	\$1,000.00	
<u>Major Subdivision</u>			
Up To 10 lots	Sketch	\$300.00	
	Prelim	\$100.00 +	\$20.00/lot
	Final	\$100.00 +	\$10.00/lot
	Escrow	\$5,000.00	
11 to 25 lots	Sketch	\$350.00	
	Prelim	\$100.00 +	\$20.00/lot
	Final	\$50.00 +	\$10.00/lot
	Escrow	\$5,000.00	
26 to 50 lots	Sketch	\$500.00	
	Prelim	\$150.00 +	\$20.00/lot
	Final	\$100.00 +	\$10.00/lot
	Escrow	\$5,000.00	
50 lots & over	Sketch	\$600.00	
	Prelim	\$200.00 +	\$20.00/lot
	Final	\$150.00 +	\$10.00/lot
	Escrow	\$5,000.00	
Land Development	Sketch	\$75.00	
	Prelim	\$75.00	
	Final	\$75.00	

Land Development Escrow – Project involving single building 9,999 sqft or less - \$1,000.00
 - Project involving multiple buildings or a single building over
 - 10,000 sqft. = \$5,000.00

NOTE: In addition to the above application fees, the subdivider or developer shall be responsible for engineering and legal review fees and may further be required to fund escrow accounts for the same pursuant to Section 3.603 of Lowhill Township Subdivision

and Land Development Ordinance.

USER FEE SCHEDULE G
SUBDIVISION AND LAND DEVELOPMENT PLANS
CONTINUED

Recreation Fee

Price per each new residential lot / dwelling unit = \$1,500.00

Price per each new commercial project shall be calculated as follows:

0-50,000 sqft = \$1,500.00 minimum fee plus if

50,000 – 200,000 sqft \$.10 (10 cents) per sqft. plus, if

Over 200,000 sqft \$.05 (5 cents) per sqft

- Note: fees are due prior to release of subdivision/land development plan for recording.



85 South Route 100, Allentown, PA 18106

610.398.0904 610.481.9098

barryisett.com

Fee Schedule Amounts

October 19, 2022

To Whom It May Concern
Lowhill Township
7000 Herber Road
New Tripoli, PA 18066

RE: THANK YOU FOR THE OPPORTUNITY TO BE OF SERVICE

To Whom It May Concern:

As we all prepare for next year, I would like to let you know that I truly enjoy working with you and am honored to continue assisting Lowhill Township with code compliance.

All of us at Barry Isett & Associates, Inc. appreciate the opportunity to be of service to your community. Your business is highly appreciated, and we will do our best to continue meeting your needs.

Our Code Services staff of 75 includes code specialists, property maintenance/zoning inspectors, and inspectors. With 13 Master Code Professionals and all the certifications required by the PA Uniform Construction Code and International Construction Code, our firm is committed to providing you, your residents, and plan holders with prompt and responsive service.

As I look forward to working with you in the coming year, I wanted to take this opportunity to advise you that the 2022 fee schedule will remain in effect in 2023.

If you ever have any questions or concerns, please feel free to reach me at 484-866-4886 or cwolf@barryisett.com.

Sincerely,

Charles Wolf, BCO
Operations Manager
Code Services

SIGNS WILL REQUIRE A UCC PERMIT IF THEY MEET ANY ONE OF THE FOLLOWING:

- 1) IF THE SIGN HAS ANY LIGHTING (INCLUDING FLOOD LIGHTS THAT ARE NOT PART OF SIGN STRUCTURE)
- 2) IF IT IS HIGHER THAN 6 FEET
- 3) IF THERE IS MORE THAN 32 SQUARE FEET OF SURFACE AREA ON ONE SIDE

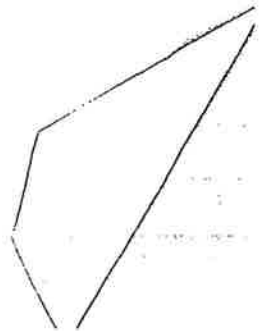
WEISENBURG

LOWHILL

610-527-1613

PERMIT FEES

50445



Square Foot Construction Cost

ICC National Building Code

Square Foot Construction Cost _{a,b,c}

Use Group	2003 IBC	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theatres, with stage	160.69	153.29	149.76	143.55	133.59	132.90	138.98	123.75	119.25
	Assembly, theatres, without stage	148.41	141.02	137.48	131.28	121.31	120.63	126.71	111.47	106.98
A-2	Assembly, nightclubs	118.34	115.03	112.14	107.94	100.98	99.75	104.00	91.98	88.64
	Assembly, restaurants, bars, banquet halls	117.34	114.03	110.14	106.94	98.98	98.75	103.00	89.98	87.94
A-3	Assembly, churches	149.66	142.27	138.73	132.52	122.51	121.82	127.96	112.67	108.17
	Assembly, general community halls, libraries, museums	119.71	111.78	107.24	102.03	91.08	91.39	97.46	81.24	77.74
A-4	Assembly, arenas	117.34	114.03	110.14	106.94	98.98	98.75	103.00	89.98	87.94
B	Business	119.85	115.54	111.79	106.56	95.15	94.65	102.31	84.79	81.61
E	Educational	128.37	124.05	120.50	115.17	106.24	103.73	111.36	94.92	91.38
F-1	Factory and industrial, moderate hazard	74.13	70.68	66.42	64.36	55.62	56.61	61.75	47.42	45.06
F-2	Factory and industrial, low hazard	73.13	69.68	66.42	63.36	55.62	55.61	60.75	47.42	44.06
H-1	High hazard, explosives	69.75	66.29	63.04	59.97	52.43	52.42	57.36	44.23	N.P.
H-2,3,4	High hazard	69.75	66.29	63.04	59.97	52.43	52.42	57.36	44.23	40.88
H-5	HPM	119.85	115.54	111.79	106.56	95.15	94.65	102.31	84.79	81.61
I-1	Institutional, supervised environment	119.19	115.10	112.01	107.47	98.61	98.56	104.22	90.64	87.06
I-2	Institutional, incapacitated	200.36	196.04	192.30	187.07	175.32	N.P.	182.81	164.96	N.P.
I-3	Institutional, restrained	137.99	133.67	129.93	124.70	114.47	112.98	120.44	104.12	98.94
I-4	Institutional, day care facilities	119.19	115.10	112.01	107.47	98.61	98.56	104.22	90.64	87.06
M	Mercantile	88.15	84.83	80.95	77.74	70.26	70.02	73.81	61.26	59.22
R-1	Residential, hotels	120.33	116.24	113.15	108.61	99.80	99.75	105.41	91.83	88.25
R-2	Residential, multiple family	100.33	96.24	93.15	88.61	79.95	79.90	85.56	71.98	68.40
R-3	Residential, one- and two-family	96.19	93.52	91.22	88.71	84.51	84.30	87.22	80.46	74.68
R-4	Residential, care/assisted living facilities	119.19	115.10	112.01	107.47	98.61	98.56	104.22	90.64	87.06
S-1	Storage, moderate hazard	68.75	65.29	61.04	58.97	50.43	51.42	56.36	42.23	39.88
S-2	Storage, low hazard	67.75	64.29	61.04	57.97	50.43	50.42	55.36	42.23	38.88
U	Utility, Miscellaneous	52.28	49.43	46.49	44.17	38.31	38.31	41.69	31.50	29.99

Note a. Private Garages, use Utility, miscellaneous

Note b. Unfinished basements (all use groups) = \$15.00 per sq. ft.

Note c. N.P. = Not Permitted

**USER FEE SCHEDULE A
CONTINUED**

Permit Fee Schedule:

Residential (one & two family dwellings):

New Construction:

Per 100 gross square feet or fraction thereof 15.00
(\$400.00 minimum fee)

(Gross square footage shall include basement, each floor level, garage, decks and porches. Measurements shall be from exterior face of wall to exterior face of wall.) we charge ~~15.00~~
\$ 12.00

(Mechanical, Electrical, and Plumbing Permit Fees Additional)

Additions (excluding decks/porches):

Up to 500 gross square feet: 325.00

Per 100 gross square feet or fraction thereof above 500 square feet 15.00 -

(Mechanical, Electrical, and Plumbing Permit Fees Additional)

Alterations (based on 2 inspections)

125.00 min.

Additional inspections charge Re-Inspection Fees

(Mechanical, Electrical, and Plumbing Permit Fees Additional)

Decks/Accessory & Utility Buildings:

Up to 500 gross square feet 120.00

Per 100 gross square feet or fraction thereof above 500 square feet 15.00

(Mechanical, Electrical, and Plumbing Permit Fees Additional)

Manufactured Homes (HUD Certified):

Per 100 gross square feet 15.00

(\$200.00 minimum fee)

Swimming Pools:

Above-ground (1 visit) 50.00

In-ground (2 visits) 100.00

(Electrical Permits Extra)

Signs:

Signs requiring final inspection only 50.00

Signs requiring Footing & Final Inspections 100.00

USER FEE SCHEDULE A
CONTINUED

Non-Residential (Commercial & Residential -- other than 1 & 2 Family Dwellings)

New Construction:		
Per 100 gross square feet or fraction thereof		23.00
	(\$500.00 minimum fee)	
Plan Review Fees Additional		
(Mechanical, Electrical, and Plumbing Permit Fees Additional)		we charge <u>20.00</u>
Additions:		
Per 100 gross square feet or fraction thereof		23.00
	(\$500.00 minimum fee)	
Plan Review Fees Additional		
(Mechanical, Electrical, and Plumbing Permit Fees Additional)		
Alterations:		
1.5% Total Cost of Construction (minus Mechanical, Electrical, and Plumbing construction costs)	(\$360.00 minimum fee)	
Plan Review Fees Additional		
(Mechanical, Electrical, and Plumbing Permit Fees Additional)		
Demolition:		100.00
Swimming Pools:		
Above-ground (1 visit)		50.00
In-ground (2 visits)		100.00
(Electrical Permits Extra)		
Misc. Construction (cell towers, retaining walls, fences, etc.):		70.00 min.
2% of Total Cost of Construction (Materials & Labor)		
Communications Antennas -- per antennae		5.00
Re-inspection: (per re-inspection)		70.00

USER FEE SCHEDULE B
CONTINUED

Minor Alterations and Additions

\$65 up to 25 outlets and a service
(up to 200 ampere) one visit only

Signs

\$35 first sign, \$5 each additional, 1 transformer per sign count

Re-inspection:

First re-inspection

35.00

Additional re-inspection

70.00

Non-Residential

Electrical Code Review:

ICC Formula x .60

USER FEE SCHEDULE D
MECHANICAL

4.50

*****NOTE*** A \$200 Surcharge per Permit is required to be assessed on each permit issued, in accordance with Pennsylvania House Bill 1654.**

Residential

First individual appliance (including associated ductwork/piping)	70.00
Each additional individual appliance (including associated ductwork/piping) (Electrical hook-ups require an Electrical Permit)	35.00
Re-inspection:	
First re-inspection	35.00
Additional re-inspection	70.00

Non-Residential

Mechanical Code Review:	(ICC Formula x .60)	
First individual appliance (including associated ductwork/piping)		100.00
Each additional individual appliance (including associated ductwork/piping) (Electrical hook-ups require an Electrical Permit)		50.00
Re-inspection: (per re-inspection)		70.00
Hood & Duct Systems (per system)		300.00
Fire Sprinkler Systems.	(1-200 Heads)	350.00
	(Each additional head over 200)	.50
Fire Detection/Alarm System:	(up to 15,000 SF)	150.00
	(Each additional square foot)	.01
<hr/>		
Alternate Fire Suppression System:	(1.5% total cost of construction)	300.00 min.
Consulting Rate:		75.00/hr.



LOW-22-001

December 1, 2023

Lowhill Township
7000 Herber Road
New Tripoli, PA 18066

ATTENTION: Jill Seymour
Secretary

RE: 2023 Engineering Services
Schedule of Fees

Dear Jill:

Please accept this letter as our request for consideration for reappointment as Lowhill Township's Engineer and Sewage Enforcement Officer (SEO) for 2023. Keystone Consulting Engineers values our relationship that we have established with Lowhill Township over the past years.

We realize the importance of helping our Municipal clients achieve their project goals in a timely fashion and within budget. It is our commitment to you that we work together to achieve these goals. We believe that our fees are competitive and that our years of municipal experience and our professional staff enable us to provide efficient and cost-effective services.

The following attachments are included to describe the work to be performed and the associated costs.

Attachment I	2023 Sewage Enforcement Services
Attachment II	2023 Professional Fee Schedule
Attachment III	Lot Grading Inspections

Attachment I describes the specific services for which fees are passed on to the user. Attachment II covers the general services for which a scope of work cannot be defined, or as requested by the Township on an as-needed basis. In addition to the hourly rates established on Attachment II, we will bill you for all services such as laboratory tests, equipment rental or similar services where required on a direct cost basis. This office does not charge for normal mileage, telephone calls or first-class postage.

The attendance at meetings of the Township Board of Supervisors and Planning Commission will be provided on an hourly basis, in accordance with the following schedule:

Township Board of Supervisors – Meeting attendance shall be at a rate of \$118.00 per hour.

Planning Commission Meetings – Meeting attendance shall be at a rate of \$118.00 per hour.

We are very privileged to have Lowhill Township as our client and we sincerely desire to continue the relationship.

Sincerely,
KEYSTONE CONSULTING ENGINEERS, INC.

Ryan D. Christman
Township Representative

Engineering firm of choice since 1972

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ATTACHMENT I

SEWAGE ENFORCEMENT SERVICES LOWHILL TOWNSHIP LEHIGH COUNTY, PENNSYLVANIA

2023 FEE SCHEDULE

1. TEST PIT PROFILE ANALYSIS (PROCEDURE FOR PROBE)

- a. Permit Application (Single Lot) - The property owner or his representative will be required to set up an appointment with the Sewage Enforcement Officer (SEO) to arrange for evaluation of the pit, collection of necessary site data, taking of necessary slope readings and notation of all soil mapping information. The owner is required to supply the necessary excavation and any information pertinent to the application. At this time, the SEO will try to answer any questions, which the owner may have in reference to his system planning or permit procedure.

Keystone Consulting Engineers, Inc.'s 2023 fee for this service is \$120.00 per EDU; quantity evaluation \$120.00 per perc test site, i.e. one for the primary site, and one for the secondary if applicable.

- b. Subdivision Planning - The developer is required to supply a drawing of the proposed subdivision delineating proposed subsurface disposal areas (drawn to scale) for each lot and shall have sufficient physically markers to locate these areas in the field according to their individual location on the subdivision plan. At this point, the developer will contact the Township SEO to set up an appointment to arrange for the SEO's evaluation or observation of the pit evaluation. The developer may retain a soil scientist, or other qualified individual(s), to evaluate individual probes. This is typically performed for site suitability and planning module preparation. The developer must provide appropriate oversight and all necessary equipment and labor.

Keystone Consulting Engineers, Inc.'s 2023 fee for this service is \$120.00 per pit observation; quantity observation is \$120.00 per perc test site, i.e. one for the primary and one for the secondary site.

2. PERCOLATION TEST (LIMITED TO SIX HOLES)

- a. Percolation Test (Complete) - If the site is found suitable under Step 1, arrangements may be made for the performance of percolation tests. In the complete test, the SEO will provide the necessary labor, equipment and materials to properly conduct the test. If test results are unsuitable, the permit applicant or developer would be notified and further testing or incorporation of the proposed lot into surrounding suitable proposed lots would be required.

Keystone Consulting Engineers, Inc.'s 2023 fee for this service is \$575.00.

- b. Percolation Test (Partial) - Same as Item 2.a, except that permit applicant or developer would be required to dig the six holes and prepare them properly. The SEO would inspect the presoak and conduct the actual tests with the developer providing the necessary labor, equipment and materials.

Keystone Consulting Engineers, Inc.'s 2023 fee for this service is \$400.00 per test.

- c. Observation of Percolation Test - If the applicant or developer should desire to retain another qualified individual(s) to perform the percolation test and presoak, this option would apply. Prior to the performance of testing, the SEO shall be notified of who will perform the test. If this person(s) is qualified to perform percolation tests, scheduling may proceed. The SEO would then observe and inspect the pre-soak, hole depth and test preparation plus witness and verify test readings.

Keystone Consulting Engineers, Inc.'s 2023 fee for this service is \$345.00 per test; quantity observation \$345.00 per lot, i.e. 2 perc sites, includes both the primary and the secondary sites.

3. PERMIT APPLICATION REVIEW, PERMIT ISSUANCE/DENIAL - After the required testing has been analyzed and an application has been submitted, the SEO will process and notify the applicant of permit approval or denial. Please note that the system design is the responsibility of the applicant and that an incomplete submission will result in appropriate action.

Should the permit be denied per the Department of Environmental Protection's Rules and Regulations, the reasons for denial will be noted and the applicant's right to appeal will be brought to his attention. Copies of all permit correspondence and data will be provided to the applicant and to the Township for their use.

Keystone Consulting Engineers, Inc.'s 2023 fee for this service is \$190.00; additional review time at \$103.50 per hour.

- 3a. MINOR REPAIR - Repairs that do not include replacement of the treatment tank or absorption area, do require a permit under the Sewage Facilities Act. Installation or repair of building sewers, transmission lines, and other sewerage need to be monitored to assure compliance with slope requirements, as well as no adverse impact on the environment. In these circumstances a report will be generated supplying the appropriate information, i.e. Owner, Contractor, type of repair, etc. This information shall be provided for Township Records.

Keystone Consulting Engineers, Inc.'s 2023 fee for this service is \$260.00.

- 3b. REPAIR - Repairs that entail repair replacement, enlargement of a treatment or retention tank, or the repair, replacement, disturbance, modification or enlargement of a soil absorption area or spray field, or the soil within or under the absorption area or spray field require a permit as described in No. 3 above.

Keystone Consulting Engineers, Inc.'s 2023 fee for this service is \$200.00; additional review time at \$103.50 per hour.

4. PRE-CONSTRUCTION INSPECTION/MEETING - After receipt of a sewage permit, and prior to any lot earth disturbance, the SEO will inspect the site to reaffirm that the designated area for the on-lot system has not been disturbed since earlier testing. During this inspection, the system installer and applicant will be required to meet with the SEO at the site to review Township guidelines and construction procedures.

Keystone Consulting Engineers, Inc.'s 2023 fee for this service is \$200.00.

5. FINAL INSPECTIONS - At the time of system installation and prior to approval to cover, necessary field inspections shall be performed. System installation, grades and distances shall be checked to the standards set forth by DEP and the results of that inspection retained on file.

Keystone Consulting Engineers, Inc.'s 2023 fee for this service is \$390.00.

6. VALIDITY OF PERMIT (RENEWAL) - If the system is not built within three (3) years from the date of permit issuance, or if the property is transferred within such time, renewal is applicable. The renewal is subject to:

- a) Review of available test data and previous permit.
- b) Verify prior testing as outlined in Item 11 below.

Keystone Consulting Engineers, Inc.'s 2023 fee for this service is \$275.00 per permit renewal.

7. SYSTEM MALFUNCTION - The SEO will investigate the malfunction, establish available data, and coordinate required testing procedures. Any related activities including, but not limited to, dye testing, water sampling and lab test fees, are also included.

Due to variability of malfunctions, the fee will be accrued hourly.

Keystone Consulting Engineers, Inc.'s 2023 fee is \$103.50 per hour.

8. ALTERNATE OR EXPERIMENTAL SYSTEM REVIEW - The SEO shall review and prepare a "Report of Findings" commenting on the applicant's submission.

Keystone Consulting Engineers, Inc.'s 2023 fee for this service is \$103.50 per hour.

9. ADDITIONAL SERVICES - PLANNING, WATER QUALITY, ENVIRONMENTAL - Included is long-range planning, water quality investigation and environmental consulting on basically any specialty assignment the Township would require which is not included in Items 1 through 9. This may include additional malfunction investigation & related activities, dye testing, water samples, etc.

Services will be billed at the rates given in the attached Professional Fee Schedule.

10. VERIFY PRIOR TESTING - This pertains to an applicant whose lot was tested and found acceptable for on-lot sewage disposal, more than three (3) years ago. The SEO will inspect the site to reaffirm that the designated area for the on-lot system has not been disturbed since earlier testing.

This verification is also required under PA Code Title 25 § 72.26(b), when testing was performed or observed by a previous Sewage Enforcement Officer.

If the area shows signs of having been disturbed, the applicant will be required to follow the procedure outlined in Items 1 and 2; if not disturbed, the applicant would advance to Item 3.

Keystone Consulting Engineers, Inc.'s 2023 fee for this service is \$200.00 per inspection.

ATTACHMENT II

2023 PROFESSIONAL FEE SCHEDULE

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	<u>HOURLY RATE</u>
SENIOR ENGINEER / PROJECT MANAGER	125.50
PROFESSIONAL LAND SURVEYOR	121.50
PROFESSIONAL GEOLOGIST	136.00
PROJECT ENGINEER / SENIOR ENGINEERING DESIGNER	122.00
ENGINEERING DESIGNER 1	100.50
ENGINEERING DESIGNER 2	109.50
ENGINEERING DESIGNER 3	118.00
REGISTERED LANDSCAPE ARCHITECT	118.00
ENGINEERING TECHNICIAN 1	80.50
ENGINEERING TECHNICIAN 2	89.00
ENGINEERING TECHNICIAN 3	94.50
DRAFTSMAN 1	55.50
DRAFTSMAN 2	63.50
LANDFILL INSPECTOR	111.50
CONSTRUCTION INSPECTOR	91.50
SEWAGE ENFORCEMENT OFFICER	113.00
TYPIST/TECHNICIAN I	56.00
TECHNICIAN II	64.50
EXPERT TESTIMONY	203.00
FIELD SURVEY CREW (1-PERSON)	132.00
FIELD SURVEY CREW (2-PERSON)	164.50
FIELD SURVEY CREW (3-PERSON)	203.00
ELECTRONIC SURVEY EQUIPMENT	8.40
ROBOTIC SURVEY EQUIPMENT	12.70
GPS SURVEY EQUIPMENT	14.60
ALL TERRAIN VEHICLE	136.50 (Per Day)
UTILITY TERRAIN VEHICLE	209.50 (Per Day)
SOIL INFILTRATION EQUIPMENT	29.00 (Per Day)
WATER LEVEL METER	29.00 (Per Day)
TRAFFIC COUNTER	7.00
TRAFFIC MODELING SYSTEM	7.00
PRINTS	7.00 (Each)
PHOTOCOPIES	0.35 (Each)
NIGHT SHIFT DIFFERENTIAL (7PM-6AM)	15.00 (Per Hour)
OUTSIDE SERVICES	(Cost Plus 5%)

ATTACHMENT III

**LOT GRADING REVIEW SERVICES
LOWHILL TOWNSHIP
LEHIGH COUNTY, PENNSYLVANIA**

2023 FEE SCHEDULE

1. **FIRST FLOOR INSPECTION** - Includes the field inspection of the location and elevation of the foundation, based on the approved grading plan.
Keystone Consulting Engineers, Inc.'s 2023 fee for this service is \$255.00 per lot.
2. **FINAL GRADING INSPECTION** - Includes the final inspection of the lot grading, which includes spot elevations of critical points for compliance with the grading plan.
Keystone Consulting Engineers, Inc.'s 2023 fee for this service is \$265.00 per lot.
3. **SWIMMING POOL INSPECTION** - Field verify the proposed swimming pool location as shown on the submitted site plan. Check relationship of swimming pool to side and rear yard setbacks, adjoining properties and on-lot septic systems.
Keystone Consulting Engineers, Inc.'s 2023 fee for this service is \$210.00 per lot.