

**RESOLUTION 2026-01 OF THE BOARD OF SUPERVISORS
OF THE TOWNSHIP OF SILVER SPRING, CUMBERLAND COUNTY, PA**

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PLANNING & ZONING

GENERAL

The following fees and escrows are to be paid in advance by applicants via two (2) separate checks; one for the fee made payable to "Silver Spring Township" and one for the escrow made payable to "Silver Spring Township Developers Fund." If the escrow collected in accordance with this Fee Schedule does not cover the reasonable/necessary cost to review the plan, Silver Spring Township shall bill the applicant for additional charges. No further permits/approvals shall be granted until all fees, invoices, and escrows have been paid. The balance of the escrow, if any, shall be refunded to the applicant if it has not been exhausted during the review process.

Any work performed without having first completed the appropriate applications and obtaining the necessary permits shall be assessed a charge of double the permit fee, up to a maximum of \$1,000.00.

SUBDIVISION *

A. Application Preliminary [SALDO 303.01.d]

and/or Final [SALDO 304.01.d] (single lot) \$ 325.00

Additional every lot over 1 (per lot) \$ 30.00

[Example - 20 lots would be 19 times \$30.00 = \$570.00, plus \$325.00. Total \$895.00 for subdivision.]

B. Escrow Deposit Preliminary [SALDO 303.06] and/or Final [SALDO 304.07]

Maximum Escrow Fee for 4 or more Lots \$ 4,000.00

1 - 3 Lots \$ 500.00

4+ Lots (each additional) \$ 50.00

* Consolidation plans to be synonymous with Subdivision plans and follow the same fee structure. For consolidation plans, lots will be counted as affected at time of submission. (For example, if you have 5 lots currently and wish to consolidate into 2 lots you will be charged for the 5 lots affected)

LAND DEVELOPMENT

A. Application: Preliminary [SALDO 303.01.d] and/or Final [SALDO 304.01.d] \$ 400.00

Additional Fee every acre over one (1) acre* ** \$ 50.00

[Example – 5 acres would be four times \$50.00 = \$200.00 plus \$400.00 = \$600.00 Total for land development.]

* Round to the nearest acre

** Acreage based on the recorded plan parcel size at the time of submission

B. Escrow: Preliminary [SALDO 303.06] and/or Final [SALDO 304.07] \$ 4,000.00

FEE-IN-LIEU OF DEDICATION

A. As required under Section 615.01(b2), Ordinance No. 2018-02

Per Dwelling Unit \$ 1,650.00

TOWNSHIP CONSULTANT FEE FOR LAND DEVELOPMENT APPLICATION

Actual cost to the Township for plan reviews, report preparation, and other services performed by consultants and/or the Township solicitor as billed to the Township at the normal rate charged the Township for similar services.

STORM WATER MANAGEMENT PERMIT

If the escrow collected in accordance with this Fee Schedule below is insufficient to cover the reasonable/necessary cost to review the plan, Silver Spring Township shall bill the applicant for additional charges. No further permits/approvals shall be granted until all fees, invoices, and escrows have been paid.

- A. Escrow Deposit** \$3,000.00
- B. Major Land Disturbance Application* \$ 625.00
(Fee includes Cumberland County Recorder of Deeds processing fees and other administrative requirements)
- C. Minor Land Disturbance Application* \$ 350.00
(Fee includes Cumberland County Recorder of Deeds processing fees and other administrative requirements)

**See current storm water management ordinance*
*** Escrow not required if storm water permit is in conjunction with approved land development plan.*

Storm Water Fees

- A. Residential, One ERU (4,000 square feet), per month..... \$ 9.00
- B. Non-Residential, Number of ERUs x \$9, per month..... \$ Varies
- C. Administrative fee for settlement statements and requests for documentation or certification, per parcel \$ 20.00

TRAFFIC IMPACT FEE

Shall be imposed pursuant to the Transportation Capital Improvements Plan:

- Per peak p.m. hour trips \$ 2,097.00

ZONING

- A. Zoning Hearing Board Application Residential/Agricultural Use*** \$ 650.00
- B. Zoning Hearing Board Application – All Others*** \$ 750.00
- C. Rezoning Request Application*** ¹ \$ 2,000.00
- D. Conditional Use Application*** \$ 2,000.00

¹ Rezoning request applications shall be synonymous for Map and Text amendments to the zoning map and zoning ordinance as amended for application fees.

E. Curative Amendment***	\$ 2,000.00
F. Request for Determination.....	\$ 600.00
G. Commercial/Signs Application	\$ 170.00
H. Residential Application	\$ 85.00
I. Missed Inspection (fee may be assessed for failure to meet inspector or failure to cancel a previously scheduled inspection with at least 24 hours' notice)	\$ 85.00
J. Labor for all Other Work (per hour) etc. zoning verification letters	\$ 85.00
K. Concept Plan Application	\$ 500.00
L. Concept Plan Escrow Deposit	\$ 1,000.00
M. Floodplain Permit Application	\$ 170.00
N. Floodplain Permit Escrow Deposit.....	\$ 500.00

***Applicant is responsible for any continuations (requested or agreed to by the applicant) additional fees associated with Hearing expenses (i.e., advertisement, stenography services, etc.)

STAND-ALONE ORDINANCE AMENDMENTS

Amendment, plus additional cost of special legal services, codification expenses, mail/postage, stenographer or other special services when required*** \$ 2,000.00

***Applicant is responsible for any continuations (requested or agreed to by the applicant) additional fees associated with Hearing expenses (i.e., advertisement, stenography services, etc.)

CONSERVATION REVIEW

Review assistance for site design, landscaping and open space management is offered at the following hourly rates:

- A. Land Use Planning: Development Plan Review, Land-Use Ordinances, Open Space & Trail Planning, Site Walks, Testimony, Sketch Plans, Open Space Stewardship Plans for Parks & Developments:
 - Senior Planning Advisor..... \$ 112.00
 - Senior Director, Planning..... \$ 107.00
 - Landscape Architect/ Planner/ Designer..... \$ 84.00
 - Stewardship Planning Program Manager..... \$ 84.00
- B. Land Protection: Acquisition, Conservation Easements, Open Space Referenda:
 - Vice President, Conservation.....\$ 140.00
 - Senior Director, Land Conservation.....\$ 112.00
 - Senior Land Protection Advisor.....\$ 112.00
 - Director, Land Protection Program.....\$ 90.00
 - Director, Conservation Easement Program..... \$ 84.00
 - Land Protection Project Manager..... \$ 84.00

C. Mapping, Graphic Design, and Support Staff

Art Director.....	\$ 84.00
GIS Program Director.....	\$ 89.00
Graphic Designer.....	\$ 66.00
Conservation Data Manager.....	\$ 66.00
Clerical/Hourly Support.....	\$ 56.00
Intern.....	\$ 35.00
Miscellaneous Expenses	
Mileage and postage.....	Direct Cost
Photocopies \$.08/page black & white; \$.45/page color; Maps \$5.50 per linear foot	

ENGINEERING REVIEW

Review of Subdivision and Land Development plans will be billed at the following hourly rates with reimbursable expenses billed at cost (including, but not limited to travel, printing, postage, photography, videos, laboratory work, equipment rental, and special outside consultants):

Township Engineer (HRG)

• Administration I	\$ 90.00
• Administration II	\$ 105.00
• Environmental Scientist I	\$125.00
• Environmental Scientist II	\$ 155.00
• Senior Environmental Scientist.....	\$ 170.00
• Planner I.....	\$ 130.00
• Planner II.....	\$ 150.00
• Senior Planner	\$ 185.00
• Landscape Architect I	\$ 125.00
• Landscape Architect II.....	\$ 155.00
• Senior Landscape Architect.....	\$ 170.00
• Surveyor I.....	\$ 120.00
• Surveyor II.....	\$ 145.00
• Senior Surveyor	\$ 170.00
• GIS Professional I	\$ 130.00
• GIS Professional II	\$145.00
• Senior GIS Professional	\$ 170.00
• Resident Project Representative I	\$ 125.00
• Resident Project Representative II	\$ 150.00

- Senior Resident Project Representative \$ 170.00
- Junior Technician \$ 100.00
- Technician I \$ 135.00
- Technician II \$ 160.00
- Senior Technician..... \$ 185.00
- Financial Specialist..... \$ 150.00
- Financial Analyst \$ 175.00
- ~~Senior~~ Financial Strategist..... \$ 185.00
- Engineering Professional I..... \$ 170.00
- Engineering Professional II..... \$ 180.00
- Project Engineer..... \$ 205.00
- Senior Project Engineer..... \$ 215.00
- Assistant Project Manager..... \$ 180.00
- Project Manager \$ 200.00
- Senior Project Manager \$ 215.00
- Operations Manager/Senior Technical Leader \$ 230.00
- Mileage \$ IRS Rate

Alternate Township Engineer (*Pennonî*)

- Senior Process Professional..... \$ 184.00
- Township/Authority/Borough Engineer \$ 178.00
- Senior Professional \$ 173.00
- Project Professional..... \$ 159.00
- Staff Professional \$ 141.00
- Associate Professional / GIS Specialist \$ 132.00
- Graduate Professional..... \$ 125.00
- Technician III \$ 148.00
- Technician II \$ 113.00
- Technician I \$ 103.00
- Field Technician \$ 96.00
- 1 Person Survey Crew..... \$ 157.00
- 2 Person Survey Crew \$ 202.00
- Project Assistant..... \$ 78.00

- Mileage IRS Rate

LEGAL REVIEW

Subdivision and land development plans including sketch plans will be billed at the following hourly rates:

- A. General Representation \$ 200.00
- B. Paralegal \$ 100.00

WIRELESS COMMUNICATIONS FACILITIES (WCF)

Applications

- A. Tower-Based WCF \$ 2,500.00
- B. Non-Tower WCF \$ 1,000.00
- C. Small WCF (Collocated) \$ 500.00
(For up to five (5) Small WCFs in single application, \$100 for each Small WCF thereafter in same application)
- D. Small WCF (Requiring new wireless support structure) \$ 1,000.00

Annual Fees

- A. Small WCF (Inside Rights of Way) \$ 270.00

BUILDING & CODES

An owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building, structure and facility or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical, or plumbing system regulated by the Uniform Construction Code shall first apply to the Township and obtain the required permit under § 403.42a of the Pennsylvania Uniform Construction Code.

A fee of four dollars and fifty cents (\$4.50) shall be charged with each construction permit issued and paid to the Pennsylvania Department of Community and Economic Development (DCED) pursuant to the PA Uniform Construction Code Act (Act 13 of 2004) as amended.

The fee for each building permit issued by the Township, which will cover required plan examinations, permit processing, administrative tasks and required inspections, is as follows.

IN-HOUSE BUILDING PERMIT REVIEW FEE FOR CHANGED/REVISED PLANS (per hour).....\$ 90.00

CONSULTANT FEE FOR BUILDING PLAN REVIEW REVISIONS (COMMERCIAL AND RESIDENTIAL) The applicant shall pay the actual costs to the Township for commercial and residential plan review revisions performed by consultants, at an hourly rate, as billed to the Township.

Any work performed without having first completed the appropriate applications and obtaining the necessary permits shall be assessed a charge of a double permit fee, up to a maximum of \$1,000.00.

SINGLE-FAMILY/RESIDENTIAL

- A. New Construction, Additions and Accessory Buildings/Structures ICC TABLE²
- B. Manufactured or Industrialized Home Building Permit (Setting & Relocating) .. \$ 500.00
- C. Single-Family Residential Plans (in addition to Building Permit fee
Plans signed and sealed by a design professional) \$ 400.00
(Expedited 5-day plan review)
- D. Demolition Permit Fee \$ 90.00
- E. Minimum Permit Fee \$ 90.00
- F. Alterations, Conversions, Swimming Pools, Hot Tubs, Decks,
Covered Porches, Awnings, etc..... \$ 90.00⁴
- G. Administrative Fee (per hour) \$ 90.00
- H. Additional Inspections \$ 90.00
- I. Missed Inspection (fee may be assessed for two consecutive failures to meet
inspector, or two consecutive failures to cancel a previously scheduled
inspection with at least 24 hours' notice)..... \$ 90.00

² Gross floor area multiplied by square foot construction costs from the August 2025 ICC Building Valuation Data Table multiplied by the permit fee multiplier of 0.01. (The August 2025 ICC Building Valuation Table shall be utilized up to 200,000 square feet, all square footage in excess of 200,000 square feet shall be calculated at *.15 cents per square foot*).

J.	Failed Inspection (fee assessed after two consecutive failed inspections).....	\$ 90.00
K.	Site Visit (per hour).....	\$ 90.00
L.	DCED (non-refundable State fee).....	\$ 4.50
M.	Building Permit Fee Refund.....	Footnote ⁶

**See Building Permit Application and ICC Building Valuation Table for additional details.*

MULTI-FAMILY/COMMERCIAL

A.	New Construction, Additions, and Accessory Buildings/Structures	ICC TABLE ²
B.	Phased Permits	\$ 1,000.00 ³
C.	Minimum Multi-Family/Commercial Building Permit Fee	\$ 500.00
D.	Demolition Permit	\$ 400.00
E.	Temporary Structures.....	\$ 300.00
F.	Additional Inspections*	\$ 120.00
G.	Missed Inspection (fee may be assessed for two consecutive failures to meet inspector, or two consecutive failures to cancel a previously scheduled inspection with a minimum 24 hours' notice)	\$ 120.00
H.	Failed Inspection (fee assessed after two consecutive failed inspections	\$ 120.00
I.	Site Visit (per hour).....	\$ 120.00
J.	Administrative Fee (per hour)	\$ 90.00
K.	Parking Lot Resurfacing	\$ 300.00
L.	Alterations to commercial structures, tenant fit-outs, fencing over 6' high, Retaining walls, cell towers, warehouse racking, commercial/industrial equipment.....	1.27% of construction cost
M.	DCED (non-refundable State fee).....	\$ 4.50
N.	Roof Covering Replacement	\$ 5.00 ⁵

² Gross floor area multiplied by square foot construction costs from the August 2025 ICC Building Valuation Data Table attached multiplied by the permit fee multiplier of 0.01. (The ICC Building Valuation Table shall be utilized up to 200,000 square feet, all square footage in excess of 200,000 square feet shall be calculated at .15 cents per square foot).

³ In addition to fees specified above per the August 2025 ICC Table.

⁴ For the first \$1,000.00 of the estimated construction cost and \$20.00 for each additional \$1,000.00.

⁵ Per \$1,000.00 of the total estimated construction cost.

⁶ If a residential building project has not been started and has been cancelled, a 75% permit fee refund will be honored upon request. Does not apply to state fees.

MOBILE HOME PARK LICENSE

Annual License [MHPO 502.02.c]

- A. 1-50 Lots \$ 750.00
- B. 51-100 Lots \$ 1,000.00
- C. Over 101 Lots..... \$ 1,200.00

SIGN PERMITS

- A. All signs without electricity \$ 300.00
- B. All signs with electricity..... \$ 400.00

PUBLIC WORKS

Fees are applied to the administrative costs incurred in reviewing the application and plan(s) and issuing and processing the permit, including the preliminary review of the site location identified in the application, and are due whether or not a permit is issued and processed.

Any work performed without having first completed the appropriate applications and obtaining the necessary permits shall be assessed a charge of double the permit fee, up to a maximum of \$1,000.00.

APPLICATION

A. Driveways

Single Family Residential \$ 30.00

Multi-Family/Commercial \$ 100.00

B. Surface Openings..... \$ 50.00

INSPECTION

These fees are applied to the costs incurred in the preliminary review of the location covered by the permit, and/or spot inspection of the permitted work, and/or subsequent inspection after the permitted work has been completed to ensure compliance with Township specifications and permit provisions. All work must be completed within six months of permit issuance.

If the Township determines that the permitted work is of sufficient magnitude or importance to warrant assignment of one or more persons to inspect the permitted work on a more than spot inspection basis, the permit will so indicate and the permittee shall be charged for additional salary, overhead and expenses incurred by each assigned inspector and the Township.

If an opening simultaneously occupies two or more highway areas identified and is for an area other than a right-of way, the higher fee will be charged. This includes above-ground facilities, e.g., poles, guys and/or anchors if installed independently of poles. A \$75.00 minimum fee will apply for all initial surface openings.

A. Single Family Residential Driveway..... \$ 250.00

B. Multi-Family/Commercial Driveway..... \$ 400.00

C. Surface Opening within Right-of-Way (per square yard)..... \$ 5.00

D. Surface Opening of Concrete Sidewalk within Right-of-Way (per square foot) \$ 5.00

E. E. Ground Facilities

≥ 5 Physically Connected above-ground Facilities..... \$ 50.00

Additional Facilities (each)..... \$ 10.00

F. Boring within Right-of-Way

≥ 100 foot length (plus \$100 for each additional 100 foot) \$ 200.00

< 100 foot length \$ 100.00

G. Seismograph - Vibroseis Method (e.g. prospecting for oil, gas)

First Mile \$ 50.00

Each additional mile or fraction thereof.....	\$ 5.00
H. Non-Emergency Test Hole in Pavement or Shoulder	\$ 75.00
Each Additional	\$ 25.00
I. Other (e.g., bank removal, sidewalk and curb)	\$ 75.00

STREET SIGNAGE

Traffic sign (Regulatory).....	\$ 75.00
Installed regulatory sign	\$ 125.00
Street sign (Name).....	\$ 75.00
A. Installed single sign	\$ 200.00
B. Installed double sign.....	\$ 250.00

UTILITY POLES/ ABOVE-GROUND FACILITIES (e.g., poles, guy wires and/or anchors

if installed independently of poles)	\$ 10/Pole
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PARKS & RECREATION

Payment of permit fees shall be required prior to confirming reservations.

Any work performed without having first completed the appropriate applications and obtaining the necessary permits shall be assessed a charge of double the permit fee, up to a maximum of \$1,000.00.

PICNIC PAVILION RENTAL PERMIT

Rentals include the use of one pavilion during park hours.

A. Security Deposit (refundable)	\$ 25.00
B. Resident - Full-Day	\$ 75.00
C. Non-Resident - Full-Day	\$ 100.00

SPECIAL EVENT PERMIT

Additional fees may apply for Township services that may be essential for the event. Late fees may apply for events requested less than 90 days of the event or race.

A. Special Events in a Park (reservations include the use of one pavilion)	
Non-Resident Individual/Business (+10% of ticket sales)	\$ 500.00
Non-Resident Civic/Non-Profit Agencies	\$ 300.00
Resident Individual/Business	\$ 300.00
Resident Civic/Non-Profit Agencies	\$ 200.00
Additional Pavilion	\$ 75.00

ATHLETIC FIELD RENTAL PERMIT

Those eligible to receive resident rates must provide verification that at least 75% or more of their players reside in Silver Spring Township or live within the Cumberland Valley School District. A roster is required to confirm eligibility.

A. Security Deposits (refundable)	
Township Sponsored Organizations	\$ 200.00
Residents/Non-Profits	\$ 200.00
Non-Residents/Non-Profits/Businesses	\$ 500.00
B. Scheduling Fee	
Township Programs	No Charge
Township Sponsored Organizations (Single Day)	\$ 15.00
Township Sponsored Organizations (Week)	\$ 25.00
Resident/Non-Profit (Single Day)	\$ 15.00
Residents/Non-Profit (Week)	\$ 25.00
Non-Resident/Non-Profit/Businesses (Single Day)	\$ 25.00
Non-Resident/Non-Profits/Businesses (Week)	\$ 35.00

C. League and Single Day Use	
Township Programs	No Charge
Township Sponsored Organizations	No Charge
Residents/Non-Profits	\$ 50.00
Non-Residents/Non-Profits/Businesses	\$ 100.00
D. Tournaments and Camps Use – Multi-Purpose, Football, Soccer, and Cricket Fields	
Township Programs	No Charge
Township Sponsored Organizations (Per Day)	\$ 200.00
Residents/Non-Profits	\$ 250.00
Non-Residents/Non-Profits/Businesses	\$ 650.00
E. Tournaments and Camps Use – Softball and Baseball Fields	
Township Programs	No Charge
Township Sponsored Organizations	\$ 125.00
Residents/Non-Profits	\$ 150.00
Non-Residents/Non-Profits/Business	\$ 400.00
F. Vendors (excludes Township-sponsored events)	\$ 50.00
G. Specialty Services – Determined during review of application.	
Maintenance Personnel (Hourly)	\$ 70.00
Public Safety (Police/Fire/EMS) – Determined by Police, Fire, and EMS Departments, Contracted Services (Portable Toilets/Dumpsters) – Determined by Township Staff	

CONCESSION RENTAL PERMIT

Fees are assessed per day of use during park hours. Tournament single day fees apply only for days when tournaments are being held. The fees are assessed per day. Weekly rates include three (3) plus days of use and do not need to be consecutive.

A. Security Deposit	
Township Sponsored Organizations	\$ 200.00
Residents/Non-Profits	\$ 200.00
Non-Residents/Non-Profits/Businesses	\$ 500.00
B. Weekly Rate – Paul Walters Memorial Park	
Township Sponsored Organizations	\$ 40.00
Residents/Non-Profits	\$ 60.00
Non-Residents/Non-Profits/Businesses	\$ 120.00

C. Tournament Rate – Paul Walters Memorial Park

Township Sponsored Organizations	\$ 75.00
Residents/Non-Profits	\$ 125.00
Non-Residents/Non-Profits/Businesses	\$ 250.00

D. Weekly Rate – Stony Ridge Park

Township Sponsored Organizations	\$ 60.00
Residents/Non-Profits	\$ 80.00
Non-Residents/Non-Profits/Businesses	\$ 160.00

E. Tournament Rate – Stony Ridge Park

Township Sponsored Organizations	\$ 100.00
Residents/Non-Profits	\$ 150.00
Non-Residents/Non-Profits/Businesses	\$ 300.00

**Payment of permit fees shall be required prior to confirming reservations.*

SEWAGE ENFORCEMENT

New Systems and Repair of Systems

A. Full Application – 1 Test (includes C through I)	\$ 600.00
B. Full Application – 2 Tests (includes C through I).....	\$ 850.00
C. Half Application Alternate or Major Repair (includes F through J).....	\$ 350.00
D. Probe Hole	\$ 70.00
E. Perk Test.....	\$ 180.00
F. Permit Issued	\$ 70.00
G. 1st Interim Inspection	\$ 70.00
H. 2nd Interim Inspection	\$ 70.00
I. Final Inspection	\$ 70.00
J. Township Fee.....	\$ 70.00
K. Minor Repairs/Alterations Permit (includes E and F)	\$ 175.00
L. Labor for all Other Work (per hour).....	\$ 65.00
M. Pumping Inspection.....	\$ 60.00

Maintenance of Systems

A. Trace a Leak Dye Test	\$ 20.00
B. Hauler Licensing	\$ 25.00
C. Pumping Permit.....	\$ 50.00
D. SEO Hourly Rate.....	\$ 55.00
E. Fecal Test	\$ 20.00
F. Coliform Test.....	\$ 20.00
G. Reinspection Fee	\$ 60.00

PUBLIC SAFETY

Plan Review per hour	\$ 65.00
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Life Safety and Fire Protection Systems:

Automatic fire sprinkler hydrostatic pressure or flow test	\$ 150.00
Per standpipe riser	\$ 85.00
For each non-water-based fire suppression system	\$ 85.00
For each private fire hydrant	\$ 85.00
Per floor, fire alarm system	\$ 85.00
Double fee charged if floor area > 50,000 sq. ft.	

Annual Operation Permits:

Aerosol Products in excess of 500 lbs	\$ 50.00
Amusement Buildings.....	\$ 50.00

Aviation Facilities	\$ 50.00
Carnivals and Fairs per sq. ft. of area excluding parking.....	\$ 00.25
Cellulose Nitrate Film	\$ 50.00
Combustible Dust Producing Operations	\$ 50.00
Combustible Fibers	\$ 50.00
Compressed Gases	\$ 50.00
Covered Mall Building	\$ 200.00
Plus \$20.00 per tenant space	
Cryogenic Fluids.....	\$ 50.00
Cutting and Welding	
Weekly	\$ 25.00
Monthly	\$ 50.00
Annual	\$ 100.00
Dry Cleaning Plants	\$ 50.00
Exhibits and Trade Shows	\$ 00.25
per sq. ft. of area excluding parking	
Explosives	\$ 125.00
Fire Hydrants and Valves	\$ 50.00
Plus costs assessed by PAWC (private use of public hydrants for non-firefighting purposes)	
Fire protection/life safety systems that are required (to be maintained per NFPA 25 or 72 standards).....	\$ 50.00
per building/occupancy	
Flammable and Combustible Liquids	
Up to 1,000 gallons	\$ 50.00
More than 1,000 gallons	\$ 100.00
Floor Finishing (using flammable liquids)	\$ 50.00
Fruit and Crop Ripening	\$ 50.00
Fumigation and Insecticidal Fogging.....	\$ 50.00
Hazardous Materials to 55 gallons or up to 500 pounds.....	\$ 50.00
Over 55 gallons	\$ 100.00
Over 500 pounds HPM Facilities	\$ 50.00
High Piled Combustible Storage	
Up to 20,000 sq. ft.	\$ 50.00
Over 20,000 sq. ft. per sq ft.....	\$ 00.25
Hot Work.....	\$ 50.00

Industrial Ovens	\$ 50.00
Kiosks in covered malls	\$ 50.00
Lumber Yards and Woodworking Plants –	
Up to 20,000 sq. ft	\$ 50.00
Over 20,000 sq. ft (per sq. ft)	\$ 00.25
Liquid/Gas Fueled Vehicles in Assembly Occupancies	
LP Gas – Regulated by PALP Gas Act	\$ 50.00
Magnesium more than 10 lbs	\$ 50.00
Miscellaneous Combustible Storage	
Up to 20,000 sq. ft	\$ 50.00
Over 20,000 sq. ft. (per sq. ft)	\$ 00.25
Open Residential Burning (includes bonfires) (1 day)	\$ 25.00
Open Commercial Burning (30 days)	\$ 100.00
Open Flames and Torches	\$ 50.00
Open Flames and Candles	\$ 25.00
Organic Coatings	\$ 50.00
Places of Assembly	
Up to 20,000 sq. ft.	\$ 50.00
Over 20,000 sq. ft. (per sq ft)	\$ 00.25
Private Fire Hydrants.....	\$ 50.00
Pyrotechnics, Special Effects, Sale of Fireworks	\$ 250.00
Pyroxylin Plastics	\$ 50.00
Refrigeration using toxic/flammable refrigerants	\$ 100.00
Repair Garages and Fuel Dispensing Facilities	
Up to 10,000 sq. ft.	\$ 50.00
Over 10,000 sq. ft (per sq. ft)	\$ 00.25
Fuel Dispensing	\$ 75.00
Both Fuel and Repair at same property Rooftop Heliport.....	\$ 50.00
Spraying or Dipping using Flammable or Combustible Liquids	
Up to 10,000 sq. ft.	\$ 50.00
Over 10,000 sq. ft (per sq. ft).....	\$ 00.25
Storage of Scrap Tires and Tire By-products.....	\$ 50.00
Temporary Membrane Structures, tents, and canopies	\$ 50.00
Tire Rebuilding Plants	\$ 50.00
Waste Handling	\$ 50.00
Wood Products	\$ 50.00

Additional Fees:

Fire Code Appeals	\$ 200.00
(Fire Code appeals not under jurisdiction of UCC Board of Appeals.)	
Fire Code Inspections per hour	\$ 65.00
Code Compliance Statements	\$ 75.00
Fire Safety Training per hour	\$ 75.00
Fire Report or other Official Correspondence per hour	\$ 75.00
Lock Box Inspection/Registration (Commercial Only)	\$ 25.00
False Automatic Alarm Fines	
1st offense.....	\$ 100.00
2nd offense.....	\$ 300.00
3rd offense.....	\$ 1,000.00
Bonfire Permit (per occurrence)	\$ 25.00
Special Event Permit (per occurrence).....	\$ 30.00
Fire Hydrant Inspections (per hydrant).....	\$ 30.00

LAW ENFORCEMENT (POLICE)

A. Solicitation Permit (Transient Merchants)	
Application Fee (non-refundable – per person).....	\$ 25.00
Permit Fee (for up to three months – per person).....	\$ 100.00
B. Fingerprinting (for other than Criminal Justice Purposes).....	\$ 25.00
C. Accident Report	\$ 15.00
D. Right to Know Request for Law Enforcement Recording (per 16GB).....	\$ 50.00

MISCELLANEOUS

Joint Compost Facility Access Card

A. Access Card Township Residents (January 1- December 31).....	\$ 30.00
B. Access Card Reinstatement Fee (for suspended accounts)	\$ 30.00
C. Lost Access Card Replacement Fee (<u>plus \$30 activation fee</u>)	\$ 20.00

Legal Review (per hour)

A. Litigation.....	\$ 200.00
B. No Litigation	\$ 200.00
C. Paralegal.....	\$ 100.00

Duplication Costs (Prints, Copies, Downloads)

A. 8½" x 11" Black & White (per page/per side).....	\$.25
B. 8½" x 11" Color (per page/per side)	\$.50
C. 8½" x 14" Black & White (per page/per side)	\$.25
D. 8½" x 14" Color (per page/per side).....	\$.50
E. 11" x 17" Black & White (per page/per side)	\$.50
F. 11" x 17" Color (per page/per side).....	\$ 1.00
G. 36" x 48" Large Format Black & White (per page/per side)	\$ 2.00
H. 36" x 48" Large Format Color (per page/per side).....	\$ 4.00
I. Flash drive with documents.....	Actual cost
J. Certified Copies (Right to Know Request, per certification)	\$ 5.00
Postage Fees.....	Actual Cost
Returned Checks	\$ 25.00
Residential Utility Fees	

Trash/Recycling (Penn Waste Per Contract)

Regular Volume – Per quarter	\$ \$99.90
Low Volume – Per quarter	\$ 86.13
Storm Water – Per quarter	\$ 27.00

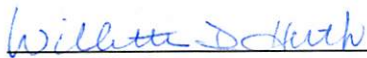
Cumberland County Recording Fees Actual Cost

General - Any work performed without having first completed the appropriate applications and obtaining the necessary permits shall be assessed a charge of double the permit fee, up to a maximum of \$1,000.00.

All prior Resolutions are hereby repealed in whole or in part to the extent inconsistent herewith.

ADOPTED THIS 6th day of January 2025 by the Silver Spring Township Board of Supervisors.

ATTEST:


Township Secretary

**SILVER SPRING TOWNSHIP BOARD
OF SUPERVISORS**


Board Chair

Building Valuation Data – AUGUST 2024

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in February 2025. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the "average" construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2024 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are "average" costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural

building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.
2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
B/IIB = \$260.46/sq. ft.
3. Permit Fee:
Business = 16,000 sq. ft. x \$260.46/sq. ft x 0.0075
= \$31,255

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs ^{a, b, c}

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	333.98	322.10	312.59	300.28	280.58	272.46	290.01	261.47	251.46
A-1 Assembly, theaters, without stage	306.63	294.75	285.24	272.92	253.47	245.34	262.66	234.35	224.35
A-2 Assembly, nightclubs	264.07	256.33	248.28	238.82	223.69	217.61	230.62	203.42	195.71
A-2 Assembly, restaurants, bars, banquet halls	263.07	255.33	246.28	237.82	221.69	216.61	229.62	201.42	194.71
A-3 Assembly, churches	311.21	299.32	289.82	277.50	258.18	250.05	267.24	239.06	229.06
A-3 Assembly, general, community halls, libraries, museums	261.35	249.47	238.96	227.64	207.19	200.06	217.38	188.07	179.07
A-4 Assembly, arenas	305.63	293.75	283.24	271.92	251.47	244.34	261.66	232.35	223.35
B Business	292.48	282.09	271.97	260.46	237.85	229.40	250.46	212.56	202.84
E Educational	279.20	269.50	260.98	250.17	233.48	221.55	241.57	204.55	198.00
F-1 Factory and industrial, moderate hazard	162.52	154.68	144.93	139.48	124.19	118.17	132.99	102.98	95.90
F-2 Factory and industrial, low hazard	161.52	153.68	144.93	138.48	124.19	117.17	131.99	102.98	94.90
H-1 High Hazard, explosives	151.65	143.81	135.05	128.61	114.61	107.60	122.11	93.40	N.P.
H234 High Hazard	151.65	143.81	135.05	128.61	114.61	107.60	122.11	93.40	85.33
H-5 HPM	292.48	282.09	271.97	260.46	237.85	229.40	250.46	212.56	202.84
I-1 Institutional, supervised environment	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
I-2 Institutional, hospitals	459.84	449.45	439.33	427.82	403.26	N.P.	417.81	377.98	N.P.
I-2 Institutional, nursing homes	319.21	306.86	296.74	285.23	264.10	N.P.	275.22	238.82	N.P.
I-3 Institutional, restrained	341.48	331.09	320.97	309.46	288.34	278.89	299.46	263.05	251.33
I-4 Institutional, day care facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
M Mercantile	197.08	189.34	177.79	171.82	156.33	151.25	163.63	136.06	129.35
R-1 Residential, hotels	267.42	258.06	249.33	240.60	220.62	214.60	240.64	198.79	192.64
R-2 Residential, multiple family	223.61	214.25	205.52	196.79	177.77	171.76	196.82	155.95	149.80
R-3 Residential, one- and two-family ^d	211.77	205.84	200.99	197.13	190.36	183.32	193.75	177.67	167.37
R-4 Residential, care/assisted living facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
S-1 Storage, moderate hazard	150.65	142.81	133.05	127.61	112.61	106.60	121.11	91.40	84.33
S-2 Storage, low hazard	149.65	141.81	133.05	126.61	112.61	105.60	120.11	91.40	83.33
U Utility, miscellaneous	115.27	108.48	100.93	96.59	86.02	80.36	91.94	68.09	64.85

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$31.50 per sq. ft.