

PLAN REVIEW		
NOTES:		
• The Township contracts with Professional Code Services (PCS) to provide all plan review and building inspection. Application fees are paid to the Township.		
• All fees must be paid <i>in advance</i> of any plan review or building inspection/issuance of permits.		
• If assistance is needed in determining the actual cost of a permit, or for guidance in determining uses, etc., please contact the Planning and Zoning Office at 724.265.2780.		
• All initial commercial reviews will be completed within twenty (20) business days, and all initial residential reviews will be completed within fifteen (15) days.		
• Any additional required reviews will be conducted at 50% of the original review cost (Commercial Only).		
USE GROUP	RATE	AREA
Residential and Small Business Use	\$0.15	First 15,000 s.f.
	\$0.08	15,001 s.f. to Total s.f.
Assembly, Educational, Hazardous, and Institutional	\$0.17	First 15,000 s.f.
	\$0.10	15,001 s.f. to Total s.f.
Mercantile	\$0.15	First 12,000 s.f.
	\$0.07	12,001 s.f. to Total s.f.
Factory, Storage, Utility	\$0.12	First 12,000 s.f.
	\$0.07	12,001 s.f. to Total s.f.
Single-Family Dwelling and Townhouses	\$150.00 per unit	Unlimited
Residential Decks, Accessory Structures, Pools, Etc.	\$75.00 per structure	Unlimited
MISCELLANEOUS (Commercial Only)	RATE	AREA
Minor Commercial Alterations	\$125.00/hr.	Less than or equal to 1,000 s.f.
Standalone Mechanical, Plumbing, Electrical, & Fire	\$125.00/hr.	-
Preliminary Review (Height, Area, and Other Types)	\$125.00/hr.	-
BUILDING INSPECTION/PERMITS		
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USE GROUP	DESCRIPTION	FEE PER SQUARE FOOT (in dollars)
A-1	Assembly Theaters	\$0.45
A-2	Assembly (Nightclubs), Restaurants, Bars, Banquet Halls	\$0.45
A-3	Assembly (Churches), Assembly (Gen'l), Community Halls, Libraries, Museums	\$0.40
A-4	Assembly (Arenas)	\$0.40
B	Business	\$0.45
E	Education	\$0.40
F-1	Factory and Industrial (Moderate Hazard)	\$0.35
F-2	Factory and Industrial (Low Hazard)	\$0.30
H-1	High Hazard (Explosives)	\$0.40
H-2 through H-4	High Hazard	\$0.40
H-5	Hazardous Production	\$0.40
I-1	Institutional (Supervised Environment)	\$0.40
I-2	Institutional (Incapacitated)	\$0.40
I-3	Institutional (Restrained)	\$0.40
I-4	Institutional (Daycare)	\$0.40
M	Mercantile	\$0.40
R-1	Residential (Hotels)	\$0.40
R-2	Residential (Multi-Family)	\$0.40
R-3	Residential (One or Two Families)	\$0.50
R-4	Residential (Care/Assisted Living)	\$0.40
S-1	Storage (Moderate Hazard)	\$0.35
S-2	Storage (Low Hazard)	\$0.30
U	Utility (Miscellaneous)	\$0.30
Additions to Residential Structures		Base Rate (per schedule) + \$100.00
Alterations to Existing Structures		75% of the Rate + \$100.00 for the renovated area
Change of Use Occupancy Inspection		\$150.00
Communications Towers (and Associated Equipment)		\$350.00
Decks, Above-Ground Pools, Roof Replacement, Etc.	To One and Two-Family Dwellings	\$150.00
In-Ground Pools	To One and Two-Family Dwellings	\$225.00
Manufactured (HUD) Homes		\$450.00 + \$200.00 (if a basement is provided)
ACCESSORY STRUCTURES (Non-inhabited accessories such as sheds, fences, etc.)		
Building Value	\$0 to \$500	\$10.00
	\$501 to \$1,000	\$30.00
	\$1,001 +	\$30.00 + \$7.00 per \$1,000 thereafter
MISCELLANEOUS BUILDING FEES		
Driveway Permit		\$15.00
Gas & Oil Well Permit		\$100.00 + \$1,000.00 Review Fee
Grading Permit	0 to 499 cubic yards	\$0.00
	500 to 999 cubic yards	\$100.00
	1,000 to 9,999 cubic yards	\$250.00
	10,000+ cubic yards	\$250 + \$25 per each additional 10,000 cubic yards
Impact Fee	Zone 1	\$900.00/per trip
	Zone 2	\$900.00/per trip
	Zone 3	\$1,200.00/per trip
Occupancy Permit (per unit)		\$25.00
Residential Recreation Fee		\$1,000/residential unit

MISCELLANEOUS PERMITS AND LICENSES		
Demolition or Wrecking Permit	0 to 1,000 cubic feet	\$10.00
	1,001+ cubic feet	\$100.00
Heavy Hauling Permit	Any activity that requires a road bond	\$100
Mechanical Devices	Electronic Poker and Games of Chance	\$400.00/each
Road Opening Fee	0 to 99 square feet	\$100.00
	100 to 499 square feet	\$250.00
	500+ square feet	Per actual Township Engineer rate
Salvage License	0 to 14,999 square feet	\$250.00
	15,000 to 39,000 square feet	\$400.00
	40,000+ square feet	\$500.00
Sign Permit		\$50.00 + \$0.15 per square foot
ZONING HEARING BOARD		
Residential Variance		\$75.00 + \$600.00 (Escrow)*
Commercial Variance		\$250.00 + \$700.00 (Escrow)*
Appeals/Zoning Violation		\$75.00 + \$450.00 (Escrow)*
Zoning District Verification Letter		\$15.00
Amendments to Zoning Ordinance/Map		\$750.00 + \$2,000.00 (Escrow)*
		*Applicant pays any costs in excess of escrow amount
SUBDIVISION / LAND DEVELOPMENT		
Conditional Use		\$300.00 + \$1,000.00 (Escrow)*
Lot Line Revision		\$125.00 + \$500.00 (Escrow)*
Site Plan Review		\$200.00 + \$400.00 (Escrow)*
Subdivision Review	One to Three Lots	\$150.00 + \$500.00 (Escrow)*
	Four to Twenty-Five Lots	\$500.00 + \$2,000.00 (Escrow)*
	Twenty-Six Lots plus	\$750.00 + \$3,500.00 (Escrow)*
		*Applicant pays any costs in excess of escrow amount
WIRELESS COMMUNICATIONS		
Application Fees	Tower-Based WCF	\$2,500.00
	Non-Tower WCF	\$1,000
	Small WCF (collocated)	\$500 for up to five (5) Small WCFs in single application \$100 for each Small WCF thereafter in the same application
	Small WCF (requiring new wireless support structure)	\$1,000
Annual Fees	Small WCF (Inside Right-of-Way)	\$270
POLICE DEPARTMENT		
Incident/Non-Reportable Accidents		\$10.00
Reportable MVA		\$15.00 (or current state mandate fee, whichever is higher)
Solicitor Permit		\$100
		\$25.00/per person, per month
OTHER FEES		
Bairdford Park Pavilion Rental	Resident	\$125.00
	Nonresident	\$150.00
	Small Company (under 100)	\$150.00
	Large Company (100+)	\$300.00
	Wedding/Reception	\$175.00
	West Deer Nonprofit Organization (M-R)	\$100 deposit (refunded upon Township inspection)
	West Deer Public Safety Organization	No Fee
Nike Site Park and Moskala Field Pavilion Rental	Resident	\$100.00
	Nonresident	\$125.00
Construction Book		\$5.00
Copies		\$0.25 per copy
Flood Plain Letter		\$15.00
Leaf Bags		\$3.00 for a pack of five
Municipal No-Lien Letter		\$25.00
Recycling Bin	New Construction	No Fee
Recycling Bin	Replacement	\$12.00
Returned Check Fee		\$35.00
Street Map (Small)		\$1.00
Street/Zoning Map		\$10.00
Subdivision Book		\$6.00
Zoning Book		\$15.00