

# WRIGHT TOWNSHIP ZONING OFFICE

## WRIGHT TOWNSHIP MUNICIPAL BUILDING

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### REQUIREMENTS FOR A BUILDING PERMIT

Complete Code Inspections, Inc. Construction Permit Application

Two (2) complete sets of plans for the structure.

Building Inspection and Permit Fees:

Pennsylvania State Fees:	_____	\$4.00 for each individual permit
Municipal Fees: Residential Accessory (additions, pools, decks, etc.)	_____	\$60.00
Residential New Homes	_____	\$120.00
Commercial/Industrial	_____	\$180.00

#### I. New Construction: Residential & Non-residential including Additions, Garages and Accessory Buildings:

Residential \$150.00 plus 27 cents and Non-residential \$300.00 plus 27 cents per square foot of floor area or each fraction of floor area, up to and including 100,000 sq./ft. Additional square footage over 100,000 square feet shall be 11.5 cents per square foot or fraction thereof.

**NOTE: The square footage is defined as the gross floor area of all floors within the perimeter of the outside walls including basements, cellars, garages, roofed patios, breezeways and attic with a floor-to-ceiling height of 6'6" or more.**

#### Fees for partial projects shall be calculated as follows:

- Footing/Foundation: 10% of the above formula
- Shell only without Footing/Foundation: 50% of the above formula
- Shell including Footing/Foundation: 60% of the above formula
- Tenant fit-out or all remaining interior alterations shall be calculated at 40% of the above formula for the affected floor area.

Building Permit is 60% of above fee calculations

Electrical Permit is 20% of above fee calculations

Plumbing Permit is 12% of above fee calculations

Mechanical Permit is 8% of above fee calculations

#### II. Non-residential Alterations and/or Renovations where floor area does not apply:

Alterations, renovations or modifications of existing buildings or structures where floor area does not apply (i.e. doors, windows, roofs, structural openings or beams, etc.); \$300.00 plus \$25.00 for each \$1,000.00 of estimated construction value of alterations, renovations or modification certified by the permit applicant.

#### III. Tenant Fit-out:

Tenant fit-outs shall be calculated in accordance with Section I, item d listed above.

#### IV. Accessibility plan review and inspection:

\$115.00 plus 7 cents per square foot of floor area or each fraction of the affected floor area.

#### V. Fire plan review and inspection:

\$115.00 plus 9 cents per square foot of floor area or each fraction of the affected floor area.

#### VI. Certificate of Occupancy for change of ownership without change of use: (Commercial Only)

The following fees pertain to existing structures only and shall not be applied to new construction or any other fee specified in Section I. \$125.00 for the first 2,000 square feet plus \$24.00 per 1,000 square feet thereafter (or fraction thereof). At no time shall the imposed fee exceed \$1,350.00 for properties subject to this Section.

#### VII. Certificate of Occupancy for change of use and/or illegal occupancy: (Commercial Only)

Mandated by UCC to comply as a new structure, fees shall be calculated in accordance with Section III above for tenant Fit-Out.

VIII. Pre-Manufactured Dwelling: Residential \$350.00 (Complete); Non-residential \$425.00 (Complete) Foundation/Basement \$50.00 plus 12.5 cents per square foot.

#### IX. Residential Structural Alterations/Renovations where the UCC may apply:

Building:	\$150.00 Base Fee plus \$25.00 for each \$1,000.00 of estimated construction cost.
Electrical:	Services of 400 amps or less: \$75.00. Over 400 amps: \$15.00 per amp.

X. Decks (When required): Greater than 30 inches from ground to deck surface or has a roof \$115.00 plus 12 cents per sq. ft. of area.

XI. Demolitions: Structures without a foundation: \$115.00 Structures with a foundation: \$170.00

XII. Swimming Pools:

Above Ground	\$125.00	In-ground:	\$250.00
Storable Pools:	\$45.00	Hot Tubs:	\$125.00

Checks should be made payable to Wright Township