

ORDINANCE

AN ORDINANCE AMENDING CHAPTER 108-1 “FEES” TO REVISE THE FEES FOR CODE ENFORCEMENT AND INSPECTION WORK IN THE CITY AND CERTAIN BUILDING AND RELATED PERMITS AND INSPECTION FEES AND TO ADOPT REPLACEMENT FEES INCLUDING: THE DELETION AND REPLACEMENT OF 108-1C.(1)(a-g) (BUILDING CONSTRUCTION OTHER THAN NEW CONSTRUCTION AND ADDITIONS) AND C.(2)(a-d) AND (e) (NEW CONSTRUCTION AND ADDITIONS); THE DELETION AND REPLACEMENT OF 108-1 R. (1)(f),(g) AND (i) (ZONING USE AND OCCUPANCY, RENTAL LICENSE AND RENTAL INSPECTIONS);108-1 V. (1),(2),(3),(4), (5) AND (6) (HOUSING STANDARDS) SAID REMOVED PROVISIONS TO BE REPLACED WITH THE ATTACHED SCHEDULE “A” SUBJECT TO FURTHER REVISION BY RESOLUTION OF CITY COUNCIL. THESE REVISIONS ARE INTENDED TO REPLACE ALL FEES FOR RESIDENTIAL CONSTRUCTION, COMMERCIAL CONSTRUCTION, ELECTRICAL PERMITS, FIRE PERMITS, MECHANICAL AND FUEL GAS PERMITS, PLUMBING PERMITS, NON-PERMITTED CONSTRUCTION ACTIVITY AND MISCELLANEOUS ACTIVITIES (SUCH AS DEMOLITION, CONSTRUCTION TRAILER, CERTIFICATE OF OCCUPANCY ETC.) AND ALL RELATED BUILDING AND RENTAL INSPECTION FEES AS PER THE ATTACHED SCHEDULE “A” SUBJECT TO FURTHER REVISION BY RESOLUTION OF CITY COUNCIL.

WHEREAS, the City of Coatesville is a Third Class City situated in Chester County, Pennsylvania, operating under its Home Rule Charter and the Third Class City Code (hereinafter the “City”); and

WHEREAS, the City charges fees for permits for residential construction, commercial construction, electrical permits, fire permits, mechanical and fuel gas permits, plumbing permits, non-permitted construction activity, miscellaneous permits, housing/rental inspections, inspections of rooming houses and hotels, and multi-family apartment buildings and miscellaneous regulations which had been previously amended by the passing of Ordinances; and

WHEREAS, the City desires to consolidate and establish a new fee schedule (based upon the costs incurred by the City associated with the work for which fees are charged and consistent with the accepted standards for such fees) to address all inspection and permit work in the City subject to future modification of such fee schedule by Resolution of City Council.

NOW THEREFORE, in consideration of the forgoing, and its authority under the Third Class City Code and its Charter, the City of Coatesville City Council does hereby make the following amendments to its fee schedule in Chapter 108-1 of the City Code as follows:

Deleting the provisions found in Chapter 108-1C.(1) and subsections (a), (b), (c), (d), (e), (f) and (g) and 108-1C.(2) and subsections (a), (b), (c), (d) and (e) entitled “Building construction” by replacing said provisions with the fees in the attached Exhibit “A” which is amendable by Resolution of City Council.

Deleting and removing in its entirety 108-1R.(1)(f) under “Zoning permits and fees; subdivision and land development fees. “Use and Occupancy...” (g) “Rental License” and (i) “Rental Inspection” and replacing it with the fees in the attached Exhibit “A” which is amendable by Resolution of City Council.

Deleting and removing in its entirety 108-1V. entitled “Housing Standards. (1) Inspection to determine whether vacant dwelling unit meets the requirements of the Housing Code, biennial inspection...” and replacing it with the fees in the attached Exhibit “A” which is amendable by Resolution of City Council.

Deleting and removing in its entirety 108-1V. entitled “Housing Standards. (2) Rooming house and hotel annual license fee...” and replacing it with the fees in the attached Exhibit “A” which is amendable by Resolution of City Council.

Deleting and removing in its entirety 108-1V. entitled “Housing Standards. (3) Multi-family dwelling annual license fee...” and replacing it with the fees in the attached Exhibit “A” which is amendable by Resolution of City Council.

Deleting and removing in its entirety 108-1V. entitled “Housing Standards. (4) Leasing license annual fee...” and replacing it with the fees in the attached Exhibit “A” which is amendable by Resolution of City Council.

Deleting and removing in its entirety 108-1V. entitled “Housing Standards. (5) Appeal of Codes Department decision to the Board of Housing Appeals...” and replacing it with the fees in the attached Exhibit “A” which is amendable by Resolution of City Council.

Deleting and removing in its entirety 108-1V. entitled “Housing Standards. (6) Base inspection fee for inspection of rooming house...” and replacing it with the fees in the attached Exhibit “A” which is amendable by Resolution of City Council.

Deleting and replacing any fee identified in Chapter 108-1 of the City Code which is referenced in the fee schedule attached hereto as Exhibit “A” which is amendable by Resolution of City Council.

If there is a conflict between the schedule of fees attached as Exhibit “A” and any other fee remaining in the City Code which is inconsistent therewith, the fee identified in the attached schedule “A” amendable by Resolution of City Council shall be controlling.

Should any section, paragraph, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of said Ordinance shall not be affected thereby, and shall remain in full force and effect.

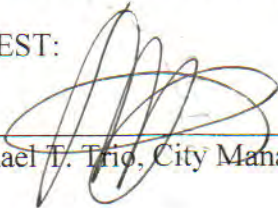
This Ordinance shall become effective thirty (30) days after publication following final adoption in accordance with the City Charter and the Third-Class City Code.

ENACTED AND ORDAINED THIS 22nd DAY OF February, 2016.



Linda Lavender-Norris, President, City Council

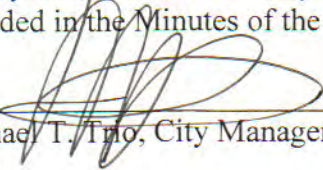
ATTEST:



Michael T. Trio, City Manager

CERTIFICATION

I HEREBY CERTIFY that the foregoing Ordinance was introduced on the 8th day of February, 2016 and was duly enacted by the Council of the City of Coatesville, Chester County, Pennsylvania, on the 22nd day of February, 2016, that the vote upon the said Ordinance has been recorded in the Minutes of the City Council and that the Ordinance has been fully recorded.



Michael T. Trio, City Manager

Resolution No. 2016
City of Coatesville
Fee Schedule

Ordinance Section: Purpose Fee Amount Notes

**Building Construction /USS
Permits Chapter**

| | | | |
|-----------------------------|--|--|---|
| PA UCC PA Act 45 of 1999 | Pennsylvania Department of Labor & Industry, Act 45 of 1999 Training Fee | \$4.00 | Fee assessed on all UCC related permits |
| Section 1. | Residential Construction | | |
| | Building Permits Use Group R-3 | Minimum Fee \$60.00 | Copy of contract required |
| | New Construction (1&2 family dwellings) | \$48.00 base fee + \$.22 per square foot of GFA** | Separate permits required for HVAC. Plumbing, Fire & Electrical. Copy of contract required |
| | Alterations, additions and structural Repairs | 2% of cost to construct | Separate permits required for HVAC. Plumbing, Fire & Electrical. Copy of contract required |
| | Building permits for Misc. Use Groups | 2% of cost to construct | Swimming pools, garages, retaining walls, decks, sheds, fences, etc. Copy of contract required |
| Section 2 | Commercial Construction | | |
| | Building Permits Commercial Use Groups | Minimum fee \$180.00 | Copy of contract required |
| | New Construction | \$72.00 base fee + \$.30 per square foot of GFA** | Separate permits required for HVAC. Plumbing, Fire & Electrical. Copy of contract required |
| | Alterations, additions and structural Repairs | 2% of cost to construct | Separate permits required for HVAC. Plumbing, Fire & Electrical. Copy of contract required |
| | Building permits for Misc. Use Groups | 2.0% of construction cost | Swimming pools, garages, retaining walls, decks, sheds, fences, etc. Copy of contract required |
| Section 3 | Electrical Permits | | |
| | All Use Groups | \$60.00 minimum fee or 2% of construction cost, whichever is greater | Copy of contract required |
| Section 4. | Fire Permits | | |
| | All Use Groups | \$48.00 for the first \$1,000.00 of cost to install, \$12.00 for each additional \$1,000 of cost to install or fraction thereof. Minimum fee \$60.00 | Copy of contract required |

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|------------------|--|---|--|
| Section 5 | Mechanical & Fuel gas permits | | |
| | All Use Groups | \$48.00 for the first \$1,000.00 of cost to install, \$12.00 for each additional \$1,000 of cost to install or fraction thereof. Minimum fee \$60.00 | Copy of contract required |
| Section 6 | Plumbing Permits | | |
| | All Use Groups | \$48.00 for the first \$1,000.00 of cost to install, \$12.00 for each additional \$1,000 of cost to install or fraction thereof. Minimum fee \$60.00 | Copy of contract required |
| | Stand Alone Hot Water Heaters | \$75.00 per unit to install | Does not include commercial boilers |
| Section 7 | Non-permitted construction activity | | |
| | All use groups | Double the original permit fee | |
| Section 8 | Miscellaneous permits | | |
| | Demolition | \$90.00 Residential, \$240.00 Commercial | |
| | Construction Trailer | \$180.00 per unit | |
| | UCC Certificate of Occupancy | \$50.00, TCO \$75.00 | UCC Regulated work |
| | Commercial Tent Placement | \$25.00 per day, Maximum fee \$100.00 per week | Administered by the Bureau of Fire |
| | Blasting Permit | \$200.00 per occurrence, permit valid for 30 days | Administered by the Bureau of Fire |
| | Office and Sales Trailers | \$360.00 per unit | |
| | Permanent Signs | Minimum fee \$60.00 or \$3.00 per square foot of sign | |
| | Banners | \$50.00 per occurrence | |
| | UCC Re-inspection Fee All Use Groups | \$25.00 residential, \$50.00 commercial | Fee must be remitted prior to inspection |
| | Lead and Asbestos Abatement Permit | \$100.00 | |
| Section 9 | UCC Appeals | | |
| | Appeals Board application for hearing | \$500.00 | Per occurrence |

**GFA – Gross floor area defines as the total footage of all floors within the perimeter of the outside walls, including basements, cellars, crawl spaces, garages, porches, decks, roofed patios, breezeways, covered walkways and attics with floor to ceiling height of 6’-6” or more.

Housing Standards & Rental Inspections, Chapter

| | | | |
|-------------------|--|---------|------------------------|
| Section 1. | Housing /Rental Inspections, Single Units | | |
| | Biennial inspection fee or other required inspection, inclusive of up to 1 Re-inspection | \$66.00 | Copy of lease required |

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|------------------|--|--|--|
| | Tenant generated complaint inspection | \$66.00 | Fee assessed to landlord |
| | Re-inspection per unit | \$30.00 (residential SFD), \$50.00 (commercial Multi-Family unit) | Fee assessed to Landlord |
| Section 2 | Rooming House & Hotel | | |
| | Annual license fee, inclusive of up to 1 inspection per unit | \$66.00 per unit | |
| | Re-inspection per unit | \$30.00 per unit | |
| | Rooming House Base Fee | \$300.00 | \$300.00 per year for each structure and use and one follow-up. \$40.00 for third inspection and \$40.00 for every subsequent inspection |
| Section 3 | Multi family Apartment Building | | |
| | Annual license fee, inclusive of up to 1 inspection per unit | \$66.00 per unit | |
| | Re-inspection per unit | \$30.00 per unit | |
| Section 4 | Miscellaneous Regulations | | |
| | Vacant unit registration | \$250.00 | |
| | Vacant Unit inspection | \$55.00 | Per occurrence, to determine City Codes compliance |
| | Allow Occupancy without license or inspection | \$1 st Offense - \$500.00 2 nd Offense - \$750.00 3 rd Offense or additional \$1,000.00 | Offenses are tallied within a calendar year |
| | After Hours Inspection | \$75.00 | Normal business hours are 8:30-4:30 Monday-Friday. After ours inspections may be approved based on the Inspectors availability |
| | Common Areas Inspection, Life-safety Inspection(s) | \$50.00 | |
| | Late Fee | \$50.00 | Assessed after March 31 st |
| Section 5 | Annual Rental License Fee | | |
| | Annual Rental License Fee | \$25.00 per unit | |
| Section 6 | Housing Code Appeals | | |
| | Single-Family Dwelling housing appeal | \$450.00 | |
| | Multi-family residential housing appeal | \$600.00 | |
| | Continuance | \$100.00 | |