



NEW MORGAN BOROUGH
YEAR 2025

The following construction activities or structures are not regulated under Act 45 (Building Code) however, they shall require a Zoning Permit

Section A – Zoning Permits

1. The following structures, if the structure has a building area less than 1000 square feet, and is accessory to a detached one or two family dwelling, and multi-family dwelling units:

	<u>TOTAL</u>
a. Detached Carport	\$85.00
b. Detached private garage less than 1000 sq. ft.	\$85.00
c. Greenhouse	\$85.00
d. Sheds and gazebos less than 1000 sq. ft.	\$85.00
2. All Agricultural Building(s), irrespective of size, as defined by Act 45 Section 103	\$85.00
3. Uncovered decks and patios, with a floor height of 30" or less above finished grade	\$85.00
4. Fences that are no more than 6'0" in height	\$65.00
5. Issuance of a Use and Occupancy Permit for a change of use of an existing building to a similar type use, with no structural alterations	\$85.00
6. Signs	
a. Residential Home Occupation or Home Related Business	\$65.00
b. Commercial Non-structural replacement or repair of an existing sign	\$85.00



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Building Permits are required for the following, with the fees set as follows:

All residential buildings and structures over 1000 sq. ft. and addition(s) to any principal building require a building permit, see Section A. A state mandated fee of \$4.50 is charged to the applicant for issuance of building permit. **In addition to the PA State mandated fee, there shall be an additional \$25.00 administrative fee assessed to all residential building permits payable to the Borough at the time of application.**

Section B – Residential

TOTAL

1.	New one and two family dwelling unit, multiple family dwelling unit, or similar residential structure; fee shall be computed on a square foot basis as measured out-to-out of the structure, and shall include basements, bays, hallways, stairways, utility rooms, storage rooms, lobbies, attached garages, foyers and attics that have a minimum of 6-foot headroom.	\$100.00 plus \$0.40 per sq. ft. of floor area
2.	Attached and detached structures and additions accessory to a residential dwellings.	\$100.00 plus \$0.40 per sq. ft. of floor area (min. bldg fee \$375.00)
3.	Manufactured Housing Units (inspection of basements, piers, footers and final inspection is required).	\$100.00 plus \$0.40 per sq. ft.
4.	Alterations, renovations, or modifications of existing buildings or structures to include but not limited to: uncovered decks and patios with a floor height greater than 30" above finish grade.	\$100.00 plus \$0.40 per sq.ft. of floor (min. bldg. fee \$250.00)
5.	Miscellaneous Structures <ul style="list-style-type: none"> • Structure to include but not limited to: • Communication towers or antennas • Retaining walls (over 4' in height) • Alternative energy systems <ul style="list-style-type: none"> • Plan review/re-reviews • Inspections to include electrical, if needed 	\$100.00 plus review and insp. fees \$70.35 per hr. \$95.00 per insp. as determined by inspector
6.	Re-review	\$70.35/hr.
7.	Re-inspection fee	\$95.00/insp.



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Section C – Commercial

TOTAL

1. Commercial, Industrial, and Institutional Buildings or Structures

* a. First \$1,000.00 of **project cost** \$100.00

Each additional \$1,000.00 or part thereof from \$0 to \$3M \$7.80

Each additional \$1,000.00 or part thereof Over \$3M to \$20M \$6.80

Each additional \$1,000.00 or part thereof over \$20M to \$40M \$5.85

Each additional \$1,000.00 or part thereof over \$40M to \$60M \$4.25

Each additional \$1,000.00 or part thereof over \$60M \$2.50

b. Plan review and accessibility plan review \$87.50 per hr.

c. Minimum building permit fee \$425.00

d. Accessibility Inspection \$225.00

2. Review of revisions to previously approved plans \$87.50 per hr.

3. Additions, alterations, renovations, or modification of existing buildings or structures

* a. First \$1,000.00 of **project cost** \$100.00

Each additional \$1,000.00 or part thereof \$7.80

b. Plan review and accessibility plan review \$87.50 per hr.



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c.	Minimum building permit fee	\$425.00
d.	Accessibility Inspection	\$225.00
4.	Miscellaneous Structures to include, but not limited to towers, storage tanks, cell tower, retaining walls (over 4' in height), commercial signs, and ADA compliant ramps	\$200.00 plus review and inspection fees
a.	Plan review	\$87.50\hr.
b.	Inspection fee	\$95.00 per insp. as determined by inspector

*** Note:** The term "project cost," for the purpose of this fee schedule, shall be defined as those costs associated with the construction of the building structure and its plumbing, mechanical/HVAC and electrical systems. "Project cost" shall be exclusive of the costs associated with site development.

*** Note:** In event there is a dispute about the estimated construction cost provided for a commercial building permit, we will utilize the most current International Code Council Building Valuation Tables as a basis to establish our required permit fees.



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Section D - Electrical

TOTAL

1. Residential Inspections:

Any electrical work not associated with a building permit and not exempted by the Uniform Construction Code Section 403.62 Permit Requirements and Exemptions shall require a permit.

a. Service inspection	\$95.00
b. Rough wiring inspection	\$95.00
c. Final inspection	\$95.00
d. Plan review	\$70.35/hr.
e. Re-inspection fee	\$95.00

2. Commercial Inspections:

Any electrical work not associated with a building permit and not exempted by the Uniform Construction Code Section 403.62 Permit Requirements and Exemptions shall require a permit.

a. Plan review and revisions	\$87.50/hr.
b. First \$1,000.00 of electrical cost	\$100.00
c. Each additional \$1,000.00 or part thereof	\$7.80
d. Minimum building permit fee	\$350.00
e. Re-inspection fee	\$95.00



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Section E – Plumbing, Mechanical and HVAC

TOTAL

1. Residential Permit	
a. Any plumbing, mechanical and/or HVAC work not associated with a building permit and not exempted by the Uniform Construction Code Section 403.62 Permit Requirements and Exemptions shall require a permit.	\$95.00 per insp.
b. Plan review	\$70.35/hr.
c. Re-inspection fee	\$95.00
2. Commercial Permit	
a. Any plumbing, mechanical and/or HVAC work not associated with a building permit and not exempted by the Uniform Construction Code Section 403.62 Permit Requirements and Exemptions shall require a permit.	
b. First \$1,000.00 of plumbing, mech/HVAC cost	\$100.00
c. Each additional \$1,000.00 or part thereof	\$7.80
d. Plan Review	\$87.50/hr.
e. Minimum building permit fee	\$350.00
f. Re-inspection fee	\$95.00



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<u>Section F - Miscellaneous</u>	<u>TOTAL</u>
1. Demolition Permit:	
a. Residential and detached accessory structure	\$85.00
b. Commercial, Industrial, Institutional and detached accessory structures	\$170.00
2. Swimming Pools and spas:	
a. Above ground (pools capable of holding 24 inches or more of water) includes (1) electrical inspection	\$235.00
b. In-ground Includes (2) electrical inspections	\$475.00
3. Building Permit Renewal Fee	\$75.00
4. Rain Leader Piping	\$95.00
5. On-Lot Detention or Infiltration Systems (re-inspection fee)	\$375.00 \$95.00
6. Building permit review and issuance	\$50.00

Section G – Permit Conditions

When scheduling inspections, the contractor must ensure he has completed all items necessary for the inspection. Should the Building Inspector/Zoning Officer be required to make additional inspections, a fee of \$95.00 will be due to defray the cost of the inspection. The entire fee must be paid prior to the inspection.