



**PROPOSED RATE SCHEDULE  
FOR  
WEST SADSBRURY TOWNSHIP, CHESTER CO.  
MUNICIPAL SERVICES  
JANUARY 2025**

<u>CLASSIFICATION</u>	<u>HOURLY RATE</u>
Senior Engineer	\$107.00
Inspector/Engineer	\$87.00
Residential Building Inspector	\$60.00
Commercial Building Inspector	\$87.50
Zoning Officer	\$65.00
Secretarial/Clerical	\$42.65

**NOTES:**

- (1) Mileage is billed at the prevailing IRS rate.
- (2) Court appearances or related activities for criminal or civil actions where Technicon is acting as a municipal official will be billed in accordance with the above rate schedule.
- (3) The above rates are subject to revision in January 2026.
- (4) Secretarial/clerical rate to be utilized for larger scale projects involving preparation of documentation for court hearings, Ordinance preparation and other similar projects only.
- (5) Senior Engineer rate to be utilized for larger scale land development type projects or complex stormwater inspections and zoning reviews of subdivision/land development plans. Inspector/Engineer rate to be utilized for on-lot small projects application projects and similar small scale stormwater inspections.



**WEST SADBURY TOWNSHIP  
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 1,000 square feet, and is accessory to a detached one or two family dwelling, and multi-family dwelling units:

	<u>TOTAL</u>
a. Detached Carport	\$95.00
b. Detached private garage less than 1,000 sq. ft.	\$95.00
c. Greenhouse	\$95.00
d. Sheds and gazebos less than 150 sq. ft.	\$75.00
Sheds and gazebos between 151 sq. ft. to 1,000 sq. ft.	\$95.00
2. All Agricultural Building(s), irrespective of size, as defined by Act 45 Section 103	\$95.00
3. Uncovered decks and patios, with a floor height of 30" or less above finished grade	\$95.00
4. Fences that are no more than 6'0" in height (Agricultural fencing is exempt)	\$75.00
5. Issuance of a Use and Occupancy Permit for a change of use of an existing building with no structural alterations (includes one inspection)	\$180.00
6. Signs	
a. Residential Home Occupation or Home Related Business	\$75.00
b. Commercial Non-structural replacement or repair of an existing sign	\$95.00



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

All residential buildings and structures over 1,000 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.

**Section A – Residential**

	<u>TOTAL</u>
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. Additions, attached and detached structures accessory to a residential dwellings to include roofed porches.	\$100.00 plus \$0.40 per sq.ft. of floor area (min. bldg. fee \$395.00)
3. Manufactured Housing Units (inspection of basements, piers, footers and final inspection is required).	\$450.00 (no basement) plus electrical inspection \$650.00 (with basement) plus electrical inspection
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 finished grade.	\$100.00 plus \$0.40 per sq. ft. of floor area (min. bldg. fee \$250.00)



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TOTAL

5.	Miscellaneous Structures Structure to include but not limited to	\$150.00 plus review and insp. fees
	<ul style="list-style-type: none"><li>• Communication towers or antennas</li><li>• Retaining walls (over 4' in height)</li><li>• Alternative energy systems</li></ul>	
	<ul style="list-style-type: none"><li>• Plan review/re-reviews</li><li>• Inspections to include electrical, if needed</li></ul>	\$60.00 per hr. \$95.00 per insp. as determined by inspector
6.	Re-inspection	\$95.00/insp.
7.	Re-review	\$60.00/hr.



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TOTAL

**Section B - Commercial**

1. Commercial, Industrial, Institutional Buildings	
a. First \$1,000.00 of project cost*	\$100.00
b. Each additional \$1,000.00 or part thereof	\$9.75
c. Plan review and Accessibility plan review fee	\$87.50 per hr.
d. Accessibility inspections	\$220.00
e. Minimum building permit fee	\$405.00
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
b. Each additional \$1,000.00 or part thereof	\$9.75
c. Plan review and Accessibility plan review fee	\$87.50 per hr
d. Accessibility inspections	\$220.00
e. Minimum building permit fee	\$405.00
4. Demolition Permit	
a. Commercial, Industrial, Institutional and detached accessory structure (includes two inspections only. Additional inspections at \$95.00 per/inspection)	\$195.00



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	<u>TOTAL</u>
5. Special Structures to include, but not limited to towers, storage tanks, cell tower, retaining walls (over 4' in height) and commercial signs	
a. First \$1,000.00 of project cost*	\$100.00
b. Each additional \$1,000.00 or part thereof	\$9.75
c. Plan review and Accessibility plan review fee	\$87.50 per hr
d. Accessibility inspections	\$220.00
e. Minimum building permit fee	\$405.00
6. Solar Energy Systems	
a. Commercial	1.5% cost of construction (\$200 min fee)
b. Solar Farm	2.5% of cost up to \$10,000 plus 2% of cost over \$10,000 (\$500 min fee)
c. Plan Review	\$87.50 per hr



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Section C - Electrical

1. Residential Inspections:	
a. Service inspection	\$95.00
b. Rough wiring inspection	\$95.00
c. Final inspection	\$95.00
d. Plan review	\$60.00/hr.
e. Re-inspection fee	\$95.00
2. Commercial Inspections (to include fire alarm systems):	
a. Plan review and revisions	\$87.50 per hr.
b. First \$1,000.00 of project cost*	\$100.00
c. Each additional \$1,000.00 or part thereof	\$9.75
d. Minimum building permit fee	\$275.00
e. Re-inspection fee	\$95.00



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**Section D – Plumbing, Mechanical and HVAC**

	<u>TOTAL</u>
1. Residential Inspection	
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	\$60.00/hr.
c. Re-inspection fee	\$95.00
2. Commercial Inspection	
a. Any plumbing, mechanical, sprinkler or other fire suppression systems 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 project cost*	\$100.00
c. Each additional \$1,000.00 or part thereof	\$9.75
d. Plan Review	\$87.50/hr.
e. Minimum building permit fee	\$275.00
f. Re-inspection fee	\$95.00

**\*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 E - Miscellaneous**

	<u>TOTAL</u>
1. Demolition Permit:	
a. Residential and detached accessory structure	\$120.00
2. Swimming Pools and spas:	
a. Above ground (pools capable of holding 24 inches or more of water) includes (1) electrical inspection	\$275.00
b. In-ground Includes (2) electrical inspections	\$495.00
c. Swimming pool fence/safety barrier replacement	\$125.00
3. Building Permit Renewal Fee	\$75.00
4. Penalty of construction completed without a permit	Double permit fee
5. Certificate of Occupancy fee	\$35.00
6. Temporary Certificate of Occupancy fee	\$50.00
7. Zoning permit review associated with building permit	\$50.00

**Section F – Permit Conditions**

When scheduling inspections, the contractor must ensure he has completed all items necessary for the inspection. Should the Building Inspector 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. The fee is made payable to Technicon Enterprises, Inc. II.



**BECKER**  
ENGINEERING

## West Sadsbury Township 2025 Hourly Rate Schedule

A. Compensation for labor shall be in accordance with the following average hourly rates

<b>Position</b>	<b>Average Hourly Rate</b>
Principal/Client Manager	\$150.00
Senior Project Manager/Engineer/Geologist/Engineering Observation	\$143.00
Engineering Project Manager	\$133.00
Engineering Technician	\$126.00
Construction Observation	\$102.00
Senior CAD Designer	\$102.00

B. Compensation for expenses shall be as follows:

Mileage	\$0.67/mile*
Direct Expenses	At Cost

Labor rates and expense charges are subject to change without notice.

\*Note: Mileage rate to be adjust to correspond with the current rate authorized by the IRS.

Effective 1/1/25



1.877.873.9739  
 INFO@TPDINC.COM  
 WWW.TPDINC.COM

**TPD Schedule of Charges for Services and Expenses – Effective 1/1/2025**

TPD's charges for professional services are based on the following hourly rates:

Senior Vice President	\$230	Regional Construction Manager	\$185
Vice President	\$225	Sr. Construction Manager	\$175
Senior Project Manager 2	\$215	Construction Manager	\$145
Senior Project Manager 1	\$185	Asst. Construction Manager	\$125
Project Manager	\$155	Transp. Construction Manager 2	\$125
Senior Staff Professional	\$135	Transp. Construction Manager 1	\$125
Staff Professional	\$120	Transp. Constr. Insp. Supervisor 2	\$105
Senior Design Technician	\$105	Transp. Constr. Insp. Supervisor 1	\$105
Design Technician	\$90	Transp. Construction Inspector 3	\$95
Environmental Services Manager	\$145	Transp. Construction Inspector 2	\$90
Senior Environmental Scientist	\$140	Transp. Construction Inspector 1	\$90
Environmental Scientist	\$125	Construction Services Technician	\$80
Technician Manager	\$10		
Technician	\$90		
Clerk	\$75		

TPD's charges for typical expenses are based on the following:

Copies (black & white)	\$0.11 per copy
Copies (color)	\$0.33 per copy
Plan Print (22"x34", black & white)	\$3.00 per sheet/page
Plan Print (22"x34", color)	\$6.00 per sheet/page
Mylar Originals	\$5.00 per sheet
Presentation Boards	\$25.00 per board
Mileage	At current IRS-approved rate
Tolls	At cost to TPD
Meals & Lodging	At cost to TPD
Mail & Overnight Delivery	At cost to TPD
ATR Equipment	\$100 per day
ATC Equipment (Full Intersection)	\$75 per hour
ATC Equipment (Per Lane Hour)	\$9 per lane hour per unit deployed
Black Cat Data Collection Unit	\$100 per day
Trimble Geo 7X GPS Unit	\$20 per hour up to a max of \$100 per day
Noise Meter	\$30 per device per day

**TPD Corporate Headquarters:**

2500 E. High Street, Suite 650  
 Pottstown, PA 19464

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Moving **Forward Together**®



BUCKLEY BRION  
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118 W. Market Street, Suite 300  
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October 9, 2024

VIA ELECTRONIC MAIL

Board of Supervisors  
West Sadsbury Township  
6400 N. Moscow Road  
Parkesburg, PA 19365

Zoning Hearing Board  
West Sadsbury Township  
6400 N. Moscow Road  
Parkesburg, PA 19365

Re: Zoning Hearing Board Solicitor 2025

Dear Board Members:

Our Firm would be honored to continue to serve as Solicitor to the West Sadsbury Township Zoning Hearing Board for the calendar year 2025. We enjoy working with the Board and staff in West Sadsbury Township. If reappointed, our billing rates will be \$230.00 per hour for attorney's time and \$100.00 per hour for paralegal time. We reserve the right to request alternate rates for specialized legal services as they may arise from time to time, such as certain types of litigation and bond counsel services.

We appreciate the Board's confidence in our Firm and look forward to our continued relationship with the Township and staff in the coming year. Please do not hesitate to contact me if you have any questions.

Thank you for your consideration.

Very truly yours,



Kimberly P. Venzie

KPV/alg

LAMB | McERLANE PC

ATTORNEYS AT LAW

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January 2, 2025

Board of Supervisors  
West Sadsbury Township  
6400 N. Moscow Road  
Parkesburg, PA 19365  
Attn: Chelsy Oswald

Dear Chelsy:

We have enjoyed working with you and with the West Sadsbury Township Board of Supervisors and look forward to continuing to work with you as we enter into this new year.

As a firm, we considered our current rates for municipal clients during the fall of 2024. We are mindful of the increasing burdens on the budgets of our municipal clients. Therefore we determined not to increase the hourly rate to be charged to the Township this year.

Accordingly, as we have advised via email, Lamb McErlane's rate for billing during the 2025 calendar year will remain at \$205.00 per hour. Thank you for your consideration in this regard.

Sincerely,



Helen J. Esbenshade