

RESOLUTION NO. 03 - 2025

A RESOLUTION OF THE TOWNSHIP OF SALEM, WESTMORELAND COUNTY, PENNSYLVANIA, RETAINING A THIRD-PARTY INSPECTION AGENCY FOR PURPOSES OF ISSUING PERMITS, CONDUCTING PLAN REVIEWS AND INSPECTIONS AND ENGAGING IN THE ADMINISTRATION AND ENFORCEMENT OF SALEM TOWNSHIP ORDINANCE NO. 05-2004, AND ESTABLISHING PERMITTING AND INSPECTION FEES THEREFORE.

WHEREAS, on or about July 1, 2004, the Township of Salem, Westmoreland County, Pennsylvania enacted Ordinance No. 05-2004, which adopted the Pennsylvania Uniform Construction Code within the Township of Salem, Westmoreland County, Pennsylvania, and opted in to the administration and enforcement thereof; and

WHEREAS, pursuant to the terms of such Ordinance, the Board of Supervisors of the Township of Salem is authorized to contract with a third-party inspection agency for purposes of performing plan reviews, issuing permits, conducting building inspections and enforcing the terms of the aforesaid Uniform Construction Code, and its regulations, under and pursuant to the terms of Ordinance No. 05-2004; and

WHEREAS, the Board of Supervisors of Salem Township, Westmoreland County, Pennsylvania have received and considered various proposals from third party inspection agencies within the Township to perform the aforesaid services; and

WHEREAS, the Board of Supervisors of the Township of Salem desire to retain the services of, and approve an agreement with, the third-party inspection agency named hereafter to act as the Building Code Official within the Township of Salem, Westmoreland County, Pennsylvania, and to engage in issuing permits, managing, supervising and administering building code enforcement activities under and pursuant to Salem Township Ordinance No. 05-2004 as referenced above; and

WHEREAS, the duties of such Building Code Official shall include, but not be limited to, the management of building code enforcement activities, the supervision of building inspectors or plan examiners, the conduct of plan reviews, the authorization of the issuance of certificates of occupancy, the issuance of building permits, notices of violation, orders to vacate, stop work orders, and the initiation of prosecutions under and pursuant to the terms of Ordinance No. 05-2004; and

WHEREAS, the third party inspection agency named hereafter, has established a fee schedule for inspections, plan reviews and the issuance of permits under Salem Township Ordinance No. 5-2004 and has proposed an agreement to be entered by and between the Township and such third party inspection agency to retain its services within the Township for a period of one (1) year, a copy of which is attached hereto, made a part hereof and marked "Exhibit A"; and

WHEREAS, with the passage of this Resolution, the Board of Supervisors desire to approve and hereby approve the entry of such Agreement and adopt the fee schedule attached thereto.

NOW, THEREFORE, WITH THE FOREGOING RECITALS BEING INCORPORATED HEREIN BY REFERENCE THERETO, THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SALEM, WESTMORELAND COUNTY, PENNSYLVANIA, HEREBY RESOLVE AS FOLLOWS:

1. JOBE INSPECTION SERVICES, LLC,, a registered and certified third-party inspection agency is hereby retained by the Board of Supervisors of the Township of Salem to perform third party administration and enforcement of the Pennsylvania Uniform Construction Code under and subject to the provisions of Salem Township Ordinance No. 05-2004.

2. To the extent necessary, the Chairman and Secretary of the Board of Supervisors is hereby authorized to enter the Agreement between the Township and JOBE INSPECTION SERVICES, , LLC, in the form attached hereto as Exhibit "A" on behalf of the Township.

3. The schedule of inspection fees, electrical inspection fees, fire protection fees, fire safety inspection annual permit fees, and plan review fees attached to the aforesaid agreement are hereby adopted and implemented as the schedule of inspection and permitting fees within the Township of Salem, Westmoreland County, Pennsylvania.

4. Those fees adopted herein shall not be amended except by further Resolution of the Board of Supervisors of the Township of Salem, Westmoreland County, Pennsylvania during the term of the attached Agreement without the written consent of all parties to same.

5. From the date of this Resolution hereafter, no permit for any work subject Ordinance No. 05-2004, nor occupancy permit under same, shall be issued unless the third-party inspection agency named herein performs those inspections necessary for the issuance of such permits and all fees required herein are paid when due.

6. The Agreement between the third-party inspection agency and the Township contemplated herein may be terminated immediately by the Township in the event of the occurrence of any of the following:

- (a) the third-party inspection agency loses those certifications necessary for the performance of its duties under the Agreement;
- (b) the third-party inspection agency fails to maintain insurance, in an amount agreed upon by the Township, to insure the Township against all loss arising from or as a result of its failure to perform its duties hereunder; or
- (c) the third-party inspection agency is determined by the Board of Supervisors, after reasonable investigation and cause shown, to not have complied with the terms of Ordinance No. 05-2004, or has otherwise failed to fulfill its duties hereunder.

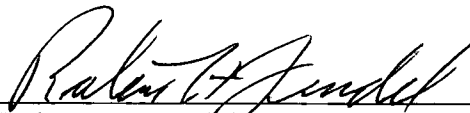
THIS RESOLUTION IS DULY ADOPTED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SALEM, WESTMORELAND COUNTY, PENNSYLVANIA AT A PUBLIC MEETING HELD THE 6th DAY OF JANUARY, 2025 AND SHALL TAKE EFFECT IMMEDIATELY.

ATTEST:

TOWNSHIP OF SALEM:



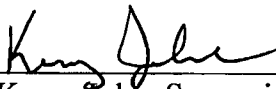
Kelly Otto, Secretary



Robert H. Zundel, Chairman



Ken Trumbetta, Vice-Chairman



Kerry Jobe, Supervisor

Building Plan Review Fees

Commercial New Construction, Remodels, Change of Use & Additions Minimum Review Fee \$450.00

Fees are calculated on a cumulative basis

\$0.20 per sq. ft. up to 2,000 sq. ft.
 \$0.15 per sq. ft. from 2001 up to 5,000 sq. ft.
 \$0.10 per sq. ft. from 5001 up to 10,000 sq. ft.
 \$0.05 per sq. ft. from 10,001 up to 20,000 sq. ft.
 Over 20,00 sq. ft. @ .035 per sq. ft.

All Group R Uses Other Than R-3 Will Be Reviewed at Commercial Review Schedule

Group R-3, New Single-Family Dwelling, Decks and Additions

Review Fee \$125.00

Residential Fire Protection Review \$250.00 Per Unit

Accessibility Review Only

5,000 sq. ft. & under \$450.00
 5,000 sq. ft. @ \$400.00 plus \$0.03 per sq. ft. over 5,000

GFA: Gross Floor Area based on the total square footage of all floors within the perimeter of the outside walls, including basements, crawlspaces, covered patios, decks, garages and habitable attic area.

Jobe Inspection Service, LLC will provide up to (3) plan reviews per application. Should additional reviews be required, 50% of the original fee will be charged with a minimum of \$450.00.

Inspection Fees

The inspection fee for all Use Groups OTHER than R-3 (Single Family Dwelling) shall be based upon the value of construction cost as listed on the construction contract.

This inspection fee shall be calculated at Eight Dollars (\$8.00) per One Thousand Dollars (\$1,000.00) of said construction cost.

Group R-3 (Single Family Dwelling)

The Inspection fee for single family dwellings shall be based on the Gross Floor Area at \$0.35 per square foot.

The inspection fee for residential accessory buildings of 500 square feet or more shall be at \$0.35 per square foot.

| | |
|---|--------------------------------------|
| Manufactured homes without foundations..... | \$250.00 |
| Non-Residential Renovations | \$8.00 per \$1,000.00 of const. cost |
| Residential Structural alterations..... | \$8.00 per \$1,000.00 of const. cost |
| Swimming Pool (Above Ground) | \$75.00 |
| Swimming Pool (In Ground) | \$150.00 |
| Signs..... | \$2.00 per square foot of area |
| Telecommunications Tower, Antennas..... | \$8.00 per \$1,000.00 of const. cost |
| Re-Inspection Fee..... | \$125.00 |
| Hourly Rate..... | \$145.00 (1 Hour minimum) |
| Residential Fire Suppression | \$350.00 |

The fees listed above are for all required inspections with the exception of electrical.

GFA: Gross floor Area is calculated on the total square footage of all floors within the perimeter of the exterior walls, including basement, crawlspaces, covered patios, decks, and habitable attic area.

Approved January 6, 2025 Resolution # 03-2025