

**GARY A. FALATOVICH**  
ATTORNEY-AT-LAW  
KEYSTONE COMMONS, II, 215 McKEON WAY, GREENSBURG, PA 15601  
(724) 834-7080 ♦ FAX (724) 834-7082 ♦  
EMAIL: [gafalatovich@gmail.com](mailto:gafalatovich@gmail.com)

July 1, 2025

Brian Lutz  
AIA, LEED AP  
S H P  
450 W. Broad Street  
Columbus, OH 43215

Dear Mr. Lutz:

Please be advised that my office acts as Solicitor for Unity Township, Westmoreland County, Pennsylvania. It is my understanding that you are requesting the Township to waive or modify its building permit and inspection fees for the Greater Latrobe School District's pending Roof Replacement Project. As I understand it, this project is estimated to cost approximately \$6,200,000.00.

As you know, the Township administers the Pennsylvania Uniform Construction Code for all construction projects within the geopolitical boundaries of Unity Township. It retains two (2) full-time building inspectors and a secretary to comply with the inspection and permitting need for construction within the Township. Permitting and inspection fees are established by a Resolution of the Board of Supervisors. This fee also includes detailed reviews of plans, drawings and other materials to ensure that the construction requirements of the Uniform Construction Code are complied with. The Township's current fees are \$1000.00 plus \$25.00 for each \$1000.00 of construction costs. This would result in a \$156,000 review, permitting and inspection fee for this Project.

By comparative standards, the Township's charges are low. For example, the Commonwealth of Pennsylvania Department of Labor and Industry imposes a charge of \$402.03 plus \$81.41 for each \$1,000.00 in construction costs for the same services. So, if this application was being submitted to the PA Department of Labor and Industry, the inspection and permitting fee would be \$504,742.00 + \$402.03 or \$505,144.03.

The Township's Fee Resolution cannot be amended except by a separate Resolution passed by the Board of Supervisors. The current Resolution does not carve out exceptions for public entities or offer discounted rates for non-profits. The Township has done several projects with St. Vincent and the Airport Authority over the last few years, as well as Excelsa Health and Adelphoi Village. The Township has charged these entities permitting and inspection fees consistent with the charges in place at those times and there has never been an issue. In fact, my experience in reviewing construction cost

estimates for public improvements is that contractors customarily include permitting fees into their overall project costs for bidding and bonding purposes.

Accordingly, the Township is unable to treat the GLSD differently than others under these circumstances and the Township's standard permitting and inspection fees will need to be applied to your project.

Let me know if you have any questions in this regard.

Yours very truly,

*Gary A. Falatovich*

Gary A. Falatovich *mp*

GAF/jmp

Cc: Unity Township Supervisors

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