

A Residential Building and Zoning Permit is required prior to the construction of the following:

*Please check with your Homeowner's Association prior to applying for any building/zoning permits.

1. New Homes
2. Additions to homes, garages (over 1000 square feet cumulative), sheds (over 1000 square feet cumulative), and decks.
3. Garages (Attached, integral, detached garages over 1000 square feet)
4. Porches and Decks (greater than 30" above grade)
5. Deck roof, Porch roof
6. Chimneys and built-in fireplaces
7. Remodeling – Any remodeling or alterations of the house which involves changing the structure or supporting members, such as creating new window or door openings, as opposed to replacing windows or doors.
8. Roof – Changes to the roof (such as adding dormers or in changing from a flat roof to a gable roof)
9. Sheds – Utility sheds and greenhouses (over 1000 square feet)
10. Swimming Pools – In-ground and above ground
11. Spas/Hot tubs – Indoors and outdoors
12. Finished Basements – Permits are required when new walls, doors, windows, bedrooms, or other passageways are created
13. Changes/installations to plumbing/mechanical/electrical – additions to, alterations of, or relocations.

Climatic and Geographic Design Criteria

Ground Snow Load	Wind Speed (mph)	Seismic Design Category	Subject to Damage From				Winter Design Category	Ice Shield Under-layment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
			Weathering	Frost Line Depth	Termite	Decay					
25	90	A	Severe	36"	Mod/Hvy	Sl/Mod	0-20	Yes	FEMA	1500 or less	50

Approval for a Residential Building Permit Consists of the Following Four (4) Requirements:

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I. ZONING REGULATIONS / COMPLIANCE

Height and Yard Setback Requirements (Distances from property lines)

- A. PLOT PLAN OR LOT SURVEY – A drawing of the lot that shows its dimensions and bearings, the existing house, or proposed house or new structure and its distance from the property lines.
1. Also shown are the building line and any easements or right-of-ways.
 2. The plot plan makes it possible to determine the distance of any proposed addition or structure to any building line or property line.
 3. It is the responsibility of the Applicant to provide the Plot Plan when making application for a Residential Building Permit.

II. BUILDING CODES / COMPLIANCE

STRENGTH, STABILITY AND SAFETY OF THE STRUCTURE by regulating the size and spacing of beams, floor joists, headers, roof rafters, etc.

- A. TWO (2) SETS OF CONSTRUCTION DRAWINGS OR BLUEPRINTS must be submitted with the Residential Building Permit Application. Plans shall be drawn to scale and be of sufficient clarity to indicate the nature and extent of the work proposed and conformance to the provisions of this code.
1. Drawings may not need to be prepared by an architect or engineer, but must be drawn clearly, accurately to scale, and with sufficient detail. Sketches and doodles cannot be accepted.
 2. If stressed concrete deck/floor (not supported by the ground) or any construction method which is outside the scope of the code used, drawings and design must be prepared by a **Pennsylvania registered architect or engineer**.
 3. Details that must be shown:
 - a. Footer – size of the footer, which must be below the frost line of thirty-six (36”) inches; reinforcing size and spacing as required.
 - b. Foundation wall – size of block, course height, reinforcing as required, and anchor bolts size and spacing.
 - c. Floor joists – size and spacing of floor joists; floor sheathing – type & thickness.
 - d. Walls – Type of construction of walls, such as 2” x 4” wood stud spacing; interior finish, such as 5/8” gypsum board.
 - e. Walls exterior coverings – Exterior covering of walls, such as brick or siding.

- f. Floor or wall beams – size and material of any beam supporting floors or walls.
- g. Doors, windows (headers or lintels) – size and type of header or lintel over any opening such as doors and windows.
- h. Ceiling joists – size and spacing of ceiling joists.
- i. Rafters – size, space of rafters, and type of wood.
- j. Roof or floor trusses – size and spacing of roof or floor trusses; pre-manufactured truss details.
- k. Roof – Pitch or slope of the roof and type of wood sheathing, type of covering shingles, etc.
- l. Elevations – front, side, and rear elevations (if applicable)
- m. Energy requirements (Res-Check calculations – see <www.energycodes.gov> or provide required energy specifications).

III. RESIDENTIAL BUILDING PERMIT FEES, ZONING APPROVAL FEES, AND ADMINISTRATIVE FEES are due at time of permit issuance.

- A. **BUILDING PERMIT FEE FOR NEW BUILDINGS OR STRUCTURES** – The Building Permit fee shall be based upon the estimated cost of construction with respect to new buildings or structures. The estimated cost of construction shall be based on the current permit fee schedule and type of construction factor table published by the ICC.
- B. **BUILDING PERMIT FEE FOR RECONSTRUCTION, ALTERATIONS, OR ADDITIONS** – When the proposal involves reconstruction, alteration or additions to an existing structure, the permit fee shall be based upon the estimated cost of the physical value of such alterations, additions or repairs.
- C. **ZONING APPROVAL** – This fee varies by Municipality.

IV. REQUIRED INSPECTIONS

- A. Depending on the nature of work performed, a variety of inspections are required. The attached “Required Residential Inspections” sheet is provided at the time of building permit issuance with the appropriate inspections indicated.
- B. Footer inspections may not be scheduled until required fees are paid and permit is issued.

