

INDEPENDENCE TOWNSHIP

PERMIT APPLICATION PACKET

NOTICE! NEWLY UPDATED NPDES PERMIT REGS ON LAST PAGE OF PACKET

~ CONSTRUCTION ~

~ BUILDING ~

~ ZONING ~

~ DEMOLITION ~



Please note that if an electrical permit is needed, a separate fee will be issued

Uniform Construction Code Act 45 of 1999

Administered by
Code.sys Code Consulting, Inc.
For the Township of Independence

Municipal Office 724-378-3739 Hours 8-4, M-F

Contact information for our inspectors if you need
Additional information or to schedule inspections:

Code.sys™ Code Consulting, Inc.

Joanna Beres
Building Inspector
jberes@code-sys.com

1-877-821-0337 Ext. 27 321 Grant Avenue
Toll Free Pittsburgh, PA 15209
www.code-sys.com 412-821-0337, ext. 27

Code.sys™ Code Consulting, Inc.

John T. Lucchesi
Electrical Inspector

1-877-821-0337 Ext. 55 321 Grant Avenue
Toll Free Pittsburgh, PA 15209
www.code-sys.com 412-821-0337, ext. 55

CONSTRUCTION PERMIT INSTRUCTIONS

ALL INFORMATION IS REQUIRED UNDER THE COMMONWEALTH OF PENNSYLVANIA UNIFORM CONSTRUCTION CODE. ACT NO. 45 OF 1999

1. Construction Permit Application(s) are to be completed, signed and dated.
2. Two (2) sets of building plans and/or specifications (if required) are to be submitted with the application for residential construction projects. Three (3) sets of building plans and/or specifications are to be submitted with the application for commercial construction projects. Building plans may be waived at the discretion of the Building Inspector if work is minor in nature. Information required on building plans is outlined on the "Construction Drawings Requirements" included in the package.
3. If applicable, a site plan (survey) shall be submitted with the application.
4. The Municipality **MUST** sign off on the Zoning, Historical District and Flood Hazard form.
5. Provide proof of Workers Compensation Insurance or complete the addendum application stating that the work will be done solely by owner or by contractor without any employees.
6. Complete Energy Code Compliance form.
7. Sign OSHA Safety Standards Signoff form.
8. Return Items 1 through 7 to the Municipality.

NOTE: This list is not all inclusive and the Municipality reserves the right to add, delete, and change this requirement list at any time. Additional information may be required by the Municipality in order to approve and issue a permit. You will be notified of all applicable fees and per section 401.2. Once the permit fees are paid you will be given the permit placards that are to be placed in the window at the construction site and a list of all required inspections and the names and phone numbers of the inspectors.

INDEPENDENCE TOWNSHIP SET-BACK INFORMATION FOR SITE-PLAN USE

FRONT:	50' from edge of road right-of-way
REAR:	50' from property line
SIDES:	15' from property line
DRIVEWAYS:	5' from property line

(Lots on record prior to 1992 have 10' SIDE AND REAR setbacks)

CONSTRUCTION DRAWINGS REQUIREMENTS

Drawings should be drawn to scale and shall provide the necessary information to verify compliance with the Pennsylvania Uniform Construction Code.

Two (2) sets of building plans and/or specifications shall be submitted for residential construction projects. Three (3) sets of building plans and/or specifications shall be submitted with the application for commercial construction projects.

All construction drawings shall include the following information:

Site Plan Drawing: The construction documents submitted with the application for permit shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site and distances from lot lines. In the case of demolition, the site plan shall show construction to be demolished and the location of size of existing structures and construction that are to remain on the site or plot.

Structural Drawings: To include footing construction detail, foundation construction details, framing construction detail, masonry construction detail, wood construction detail, steel construction detail, stair detail and chimney detail as applicable.

Foundation Drawings: To include all applicable dimensions including footing sizes with description of reinforcement (if applicable), layout and description of foundation drain system location of all slabs describing thickness of slab, base, reinforcement, vapor barrier and any slopes.

Floor Plans: To include location and sizes of all doors, windows, closets, decks, plumbing fixtures, wall and column sizes, thickness and material; location and type of insulation; to include the use of all areas and means of egress components.

Roof Framing Drawings: To include sizes, type, location and anchoring of roof trusses. NOTE: For Pre-Engineered trusses, floor joists and beams, all specifications, bracing and installation instructions must be available at the time of inspection.

Floor Framing Drawings: To include same as above, except for floor joists on each floor.

Electrical Drawings: To include all lighting facilities, smoke detectors, GFI and ARC fault protection, outlet box size, electrically operated equipment and electrical circuits required for all service equipment of the building or structure.

Mechanical Drawings: To include size and type of appliances, construction of flues and chimney system, ventilation air provided, fresh air make-up provide and gas shut-off locations.

Plumbing Drawings: To include a plan view and a riser diagram of waste and water piping, pipe sizing, grade of pipe, drainage fixture unit loads on stacks and drains, water distribution design criteria.

REQUIRED INSPECTIONS UNDER PA UCC ACT 45-1999

PERMIT NO.: _____

LOCATION: _____

MUNICIPALITY: _____ COUNTY: _____

- (1) Upon receipt of approved building permit, such building permit must be posted on the job site so it is visible from the street and remain posted until a final inspection has been made. Approved plans must be retained on the job site. Where a Certificate of Occupancy is required, such building shall not be occupied until a final inspection has been made.
- (2) The approved building permit will become null and void if construction work is not started within 180 days of date the permit is issued as noted on the building permit. Work must be completed within five (5) years of date of issuance.

REQUIRED INSPECTION PROVIDED BY THE TOWNSHIP

These inspections may be scheduled Monday through Friday between 8:00 a.m. and 4:30 p.m. by contacting JOHN J. HUCKO, Building Inspector at 412-821-0337 ext. 59. Kindly give 2 working days advance notice. Electrical and Plumbing inspectors names and extensions are listed below.



Indicates if Required

- ☐ **Footing** – prior to pouring but after reinforcement rods are in place.
- ☐ **Foundation/Masonry** – before backfilling – walls must be parged and waterproofed – sill plate must be wolmanized (if within 8" of grade) with required anchor bolts in place.
- ☐ **Electrical** – prior to covering structural members
Contact JOHN T. LUCCHESI @ 412-821-0337 ext. 55
- ☐ **Plumbing** – prior to covering structural members.
Contact JOHN J. HUCKO @ 412-821-0337 ext. 59
- ☐ **HVAC** - prior to covering structural members.
Contact JOHN J. HUCKO @ 412-821-0337 ext. 59
- ☐ **Framing** - prior to covering structural members, but after HVAC, electrical and plumbing installations. Rough inspection stickers must be on site at this time.
- ☐ **Wallboard** – during the installation of the wall coverings
- ☐ **Final Inspection** – prior to occupancy. Electrical and plumbing final inspection stickers must be given on site at this time.

NOTICE

ALL PERMITS require a final inspection. Requests for a final inspection give at least two (2) working days notice.

CONSTRUCTION PERMIT APPLICATION

DATE APPLICATION RECEIVED: _____

LOCATION OF PROPERTY: _____

LOT & BLOCK OR PARCEL NUMBER: _____

SUBDIVISION: _____

MUNICIPALITY: _____ COUNTY: _____

OWNER NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____

BUILDING PERMIT

☐ One Family Dwelling ☐ Two Family Dwelling ☐ Commercial Use _____

☐ New Construction ☐ Alteration ☐ Repair ☐ Demolition

DESCRIPTION OF CONSTRUCTION: _____

TOTAL SQ. FT. OF CONSTRUCTION: _____ EST. COST OF CONSTRUCTION: _____

☐ Plan Review Required

ARCHITECT/ENGINEER NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ FAX: _____

BUILDER NAME: _____ (INSERT "SELF" IF YOU ARE THE BUILDER)

DBA: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ FAX: _____

APPLICANT IS RESPONSIBLE FOR OBTAINING REQUIRED HIGHWAY OCCUPANCY PERMITS FROM THE PA DEPT. OF TRANSPORTATION AS REQUIRED UNDER SECTION 402 OF THE STATE HIGHWAY LAW (36 P.S. § 670-420). I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. I HEREBY AGREE THAT ALL APPLICABLE PROVISION OF THE MUNICIPALITY'S CODES SHALL BE COMPLIED WITH.

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT AND ACKNOWLEDGE THE SMOKE DETECTOR REQUIREMENTS INVOLVED WITH ALTERATION, REPAIR AND ADDITION PERMITS.

X

APPLICANT/AGENT SIGNATURE

PRINT NAME

DATE

****FOR DEPARTMENT USE ONLY****

BUILDING PERMIT APPLICATION ☐ APPROVED ☐ DENIED

BUILDING PERMIT FEE \$

BY: _____

PLAN REVIEW FEE \$

DATE: _____

MUNICIPAL FEE \$

PERMIT NO.: _____

TRAINING FEE \$

TOTAL PERMIT FEE \$

REASON(S) FOR DENIAL: _____

ZONING, HISTORIC DISTRICT AND FLOOD HAZARD SIGNOFF

LOCATION OF PROPERTY: _____

LOT & BLOCK OR PARCEL NUMBER: _____

MUNICIPALITY: _____ COUNTY: _____

OWNER NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____

APPLICANT NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____

- ZONING AND/OR HISTORICAL DISTRICT COMPLIANCE CERTIFICATES WILL BE ACCEPTED IN LIU OF THIS FORM.
- APPLICANT/OWNER IS RESPONSIBLE FOR OBTAINING REQUIRED HIGHWAY OCCUPANCY PERMITS FROM THE PA DEPT OF TRANSPORTATION AS REQUIRED UNDER SECTION 402 OF THE STATE HIGHWAY LAW (36 P.S. § 670-420).

===== FOR MUNICIPAL USE ONLY =====

ZONING SIGNOFF ☐ APPROVED ☐ DOES NOT APPLY

ADDITIONAL COMMENTS: _____

HISTORICAL DISTRICT SIGNOFF ☐ APPROVED ☐ DOES NOT APPLY

ADDITIONAL COMMENTS: _____

FLOOD HAZARD AREA ☐ YES ☐ NO

IF YES COMPLIANCE WITH § 403.62A(D)(1)(2)(3) IS REQUIRED

ADDITIONAL COMMENTS: _____

BY: SIGNATURE: _____ TITLE: _____

PRINT NAME: _____ DATE: _____

PHONE NUMBER: _____

WORKER'S COMPENSATION ADDENDUM

LOCATION OF PROPERTY: _____

LOT & BLOCK OR PARCEL NUMBER: _____

MUNICIPALITY: _____ COUNTY: _____

PART I

The Applicant for the Building Permit, in compliance with Act 44 of 1993, hereby submits (check one):

- ☐ Certificate of Insurance OR Certificate of Self-Insurance (please attach)
- ☐ Affidavit of Exemption

PART 11

Basis for exemption (check one):

- ☐ Applicant is an individual who owns the property
- ☐ Contractor/Applicant is sole proprietorship without employees
- ☐ Contractor/Applicant is a corporation, and the only employees working on the project have and are qualified as "Executive Employees" under Section 104 of the Workers' Compensation Act.

Please explain: _____

- ☐ All of the Contractor/Applicant's employees on the project are exempt on religious grounds under Section 304.2 of the Workers' Compensation Act.

Please explain: _____

- ☐ Other:

Please explain: _____

My signature on behalf of or as the contractor/applicant for this building permit constitutes my verification that the statements contained here are true, and that I am subject to the penalty of 18 Pa. C.S.A. §4904 relating to un-sworn falsifications to authorities.

Signature: **X** _____ Title: _____

1. Any subcontractors used on this project will be required to carry their own workers' compensation coverage.
2. The applicant is not permitted to employ any individual to perform work on this project pursuant to the permit in violation of the Act.
3. Violation of the Workers' Compensation Act or the terms of this permit will subject the applicant to a stop-work order and other fines and penalties provided by law.

OSHA SAFETY STANDARDS SIGNOFF

LOCATION OF PROPERTY: _____

LOT & BLOCK OR PARCEL NUMBER: _____

MUNICIPALITY: _____ COUNTY: _____

**I AM FULLY AWARE OF THE U.S. DEPARTMENT OF LABOR,
OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
(OSHA) STANDARDS AND UNDERSTAND THAT I MUST
COMPLY WITH THESE STANDARDS FOR THE DURATION OF
MY CONSTRUCTION PROJECT.**

X

SIGNATURE OF APPLICANT/OWNER

DATE

COMPLETE ALL SECTIONS FOR SELECTED PERMIT

ELECTRICAL PERMIT

LOCATION OF PROPERTY: _____

MUNICIPALITY: _____ COUNTY: _____

☐ CONTRACTOR SAME AS BUILDER

CONTRACTOR: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ FAX: _____

TYPE OF ELECTRICAL WORK ☐ New ☐ Additional ☐ Repair/Alterations

UTILITY COMPANY: _____

WORK ORDER NUMBER: _____

DESCRIPTION OF WORK: _____

ESTIMATED COST OF ELECTRICAL WORK: \$ _____

NO:	EQUIPMENT	NO:	SIZE	EQUIPMENT	NO:	SIZE	EQUIPMENT
_____	Luminaries	_____	_____	AMP Service Panel	_____	_____	KW Electric Range Receptacle
_____	Receptacles	_____	_____	AMP Sub-Panels	_____	_____	KW Oven/Surface Unit
_____	Switches	_____	_____	AMP Sub-Panels	_____	_____	KW Electric Water Heater
_____	Detectors	_____	_____	KW Dishwasher	_____	_____	HP/KW Space Heater
_____	Pole Luminaries	_____	_____	HP Garbage Disposal	_____	_____	KW Electric Dryer Receptacle
_____	Spa/Hot Tub	_____	_____	KW FCentral A/C Unit	_____	_____	KW Baseboard Keat
_____	Swimming Pool	<input type="checkbox"/>	Above Ground	<input type="checkbox"/>	In Ground		
_____	Other	_____					
_____	Other	_____					

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT AND ACKNOWLEDGE THE SMOKE DETECTOR REQUIREMENTS INVOLVED WITH ALTERATION, REPAIR AND ADDITION PERMITS.

X

APPLICANT/AGENT SIGNATURE

PRINT NAME

DATE

****FOR DEPARTMENT USE ONLY****

ELECTRICAL PERMIT APPLICATION ☐ APPROVED ☐ DENIED

BY: _____

DATE.: _____

PERMIT NO.: _____

ELECTRICAL PERMIT FEE	\$ _____
MUNICIPAL FEE	\$ _____
TRAINING FEE	\$4.00
TOTAL PERMIT FEE	\$ _____

COMPLETE ALL SECTIONS FOR SELECTED PERMIT

PLUMBING PERMIT

LOCATION OF PROPERTY: _____

MUNICIPALITY: _____ COUNTY: _____

☐ CONTRACTOR SAME AS BUILDER

CONTRACTOR: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ FAX: _____

PLUMBING SYSTEM

☐ New

☐ Additional

☐ Alterations

TYPE

☐ Public Sewer

☐ Private Septic

TYPE

☐ Public Water

☐ Private Well

DESCRIPTION OF WORK: _____

ESTIMATED COST OF PLUMBING WORK: \$ _____

NO:	EQUIPMENT	NO:	EQUIPMENT	NO:	EQUIPMENT
_____	Water Closet	_____	Urinal/Bidet	_____	Bath Tub
_____	Lavatory	_____	Shower	_____	Floor Drain
_____	Sink	_____	Dishwasher	_____	Drinking Fountain
_____	Washing Machine	_____	Hose Bibb	_____	Water Heater
_____	Fuel Oil Piping	_____	Gas Piping	_____	Hot Water Boiler
_____	Steam Boiler	_____	Sewer Pump	_____	Interceptor/Separator
_____	Backflow Preventer	_____	Greasetrap	_____	Sewer Connection
_____	Water Service Connection	_____	Stacks		
_____	Other				
_____	Other				

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT AND ACKNOWLEDGE THE SMOKE DETECTOR REQUIREMENTS INVOLVED WITH ALTERATION, REPAIR AND ADDITION PERMITS.

X

APPLICANT/AGENT SIGNATURE

PRINT NAME

DATE

****FOR DEPARTMENT USE ONLY****

PLUMBING PERMIT APPLICATION

☐ APPROVED

☐ DENIED

BY: _____

DATE.: _____

PERMIT NO.: _____

PLUMBING PERMIT FEE

\$ _____

MUNICIPAL FEE

\$ _____

TRAINING FEE

\$4.00

TOTAL PERMIT FEE

\$ _____

COMPLETE ALL SECTIONS FOR SELECTED PERMIT

MECHANICAL PERMIT

LOCATION OF PROPERTY: _____

MUNICIPALITY: _____ COUNTY: _____

☐ CONTRACTOR SAME AS BUILDER

CONTRACTOR: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ FAX: _____

HEATING SYSTEM

☐ New

☐ Replacement

FUEL

☐ Gas

☐ Oil

☐ Electric

☐ Solar

TYPE

☐ Hydronic

☐ Forced Air

DESCRIPTION OF WORK: _____

ESTIMATED COST OF MECHANICAL WORK: \$ _____

NO: _____	EQUIPMENT	NO: _____	EQUIPMENT	NO: _____	EQUIPMENT
_____	Water Heater	_____	Fuel Oil Piping	_____	Gas Piping
_____	Steam Boiler	_____	Hot Water Boiler	_____	Hot Air Furnace
_____	Oil Tank	_____	LPG Tank	_____	Fireplace
_____	Other	_____			

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT AND ACKNOWLEDGE THE SMOKE DETECTOR REQUIREMENTS INVOLVED WITH ALTERATION, REPAIR AND ADDITION PERMITS.

X

APPLICANT/AGENT SIGNATURE

PRINT NAME

DATE

****FOR DEPARTMENT USE ONLY****

MECHANICAL PERMIT APPLICATION

☐ APPROVED

☐ DENIED

BY: _____

DATE: _____

PERMIT NO.: _____

MECHANICAL PERMIT FEE \$ _____

MUNICIPAL FEE \$ _____

TRAINING FEE \$4.00

TOTAL PERMIT FEE \$ _____

ENERGY CODE COMPLIANCE 1 & 2 FAMILY DWELLING ONLY

LOCATION OF PROPERTY: _____

LOT & BLOCK OR PARCEL NUMBER: _____

MUNICIPALITY: _____ COUNTY: _____

IMPORTANT: Section N1102.4 of the 2015 International Residential Code requires that: An Air Leakage Test is performed by an approved third party testing and verifying that the building has an air leakage rate of not exceeding 5* air changes per hour. (*as amended by PA-UCC)

*****SELECT TYPE OF ENERGY CODE COMPLIANCE*****

☐ REScheck ATTACH COMPLIANCE CERTIFICATE

REScheck SOFTWARE CAN BE OBTAINED AT: www.energycodes.gov

NOTE: Section N1101.14 of the 2015 International Residential Code requires that: A permanent certificate shall be posted on or in the electrical distribution panel. The certificate shall be completed by the builder or registered design professional. The certificate shall list the predominate R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, crawlspace wall and/or floor) and ducts outside conditioned spaces; U-factors for fenestration; and the solar heat gain coefficient (SHGC) of fenestration.

===== OR =====

☐ SIMPLIFIED PRESCRIPTIVE BUILDING ENVELOPE THERMAL COMPONENT CRITERIA

CLIMATE ZONE 5 REQUIREMENTS

FENESTRATION – (WINDOWS)	U-0.35	SKYLIGHTS	U-0.60
CEILING	R-38	WOOD FRAME WALLS	R-19 or R-13 & R-5a
MASS WALLS	R-13	FLOORS	R-30b
BASEMENTS	R-10 or R-13c	SLABS	R-10 – 2 FOOT
CRAWLSPACES	R-10 OR R-13c		

- a. 15/19 means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. 15/19 shall be permitted to be met with R-13 cavity insulation on the exterior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.
- b. R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing of 2 feet, whichever is less in Zones 1 through 3 for heated slabs.
- c. Or insulation sufficient to fill y=the framing cavity, R-19 minimum
- d. The first value is cavity insulation, the second value is continuous insulation, so “13+5” means R-13 cavity insulation plus R-5 continuous insulation.

SIGN ENERGY COMPLIANCE FORM

My signature on behalf of or as the contractor/applicant for this building permit constitutes that I will comply with energy code as outlined in the Rescheck certificate attached or the climate zone checked above.

BY: SIGNATURE: **X** _____ TITLE: _____

PRINT NAME: _____ DATE: _____

PHONE NUMBER: _____