

APPLICATION FOR COMBINATION PERMIT

Township of Upper St. Clair
1820 McLaughlin Run Road, Upper St. Clair PA 15241
Phone: 412.831.9000 ext. 501 FAX: 412.854.0773
www.twpusc.org

CASE NO.

I (We) hereby make application for permits by *submitting herewith two plot plans and two sets of plans and specifications (for commercial projects, submit 3 sets) signed and sealed by an architect or engineer registered in the state of PA (see §403.42a of The PA Construction Code Act 45). For certain smaller projects, such as decks, the Disclaimer Label must be on the plans.* For detached one- or two-family dwellings not more than 3 stories in height & their accessory structures, the International Residential Code 2006 Edition & Township’s Chapter 51 will apply. For all other structures the International Building Code, 2006 applies.

Property Address: (For new building or dwelling, Township Engineer will assign new property number) **Lot No.:**

Owner(s) Name
Address: **City** **Zip**

Home Phone: **Business Phone:** **Cell Phone:**

Tenant Name: **Phone:**

General Contractor Name
Address: **City** **Zip**

Home Phone: **Business Phone:** **Cell Phone:**

Proposed Project:

WORKERS COMPENSATION ACT – TO BE COMPLETED BY CONTRACTOR

Contractor, in compliance with Act 44 of 1993, hereby submits: **(PLEASE CHECK ONE)**

- Certificate of Insurance () Attached () On File
- Certificate of Self-Insurance () Attached () On File
- Affidavit of Exemption () Attached
- Contractor/Applicant is a sole proprietorship without employees
- Contractor/Applicant is a corporation or partnership and the only employees working on the job have and are qualified as “Executive Employees” under Section 104 of the Workers Compensation Act. Please explain:

Contractor’s Federal or State Employer ID No. (EIN):

Print Name: **Print Title:**

Company Name:

Contractor’s Signature:
My signature on behalf of or as the Contractor 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 unsworn falsification to authorities.

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF ALLEGHENY :

Sworn and subscribed before me this _____ day of _____, 20_____

NOTARY

FREE NOTARY SERVICE IS AVAILABLE
SIGNATOR(S) MUST APPEAR IN PERSON

**SPECIFICATIONS FOR THE ERECTION OF NEW BUILDINGS OR
ALTERATIONS OF EXISTING BUILDINGS**

Type of building to be erected:		Circle One: Permanent/Temporary?	
Material of building:		Use of building:	
No. rooms:	No. baths:	How many families:	
No. of storerooms:		No. office rooms:	
Size of Lot:	No. Feet Front:	Feet Rear:	Feet Deep:
Size of building over widest living projection: No. Feet Front:		No. Feet Rear:	No. Feet Deep:
No. feet in height from sidewalk or surface of ground to highest point of roof:		What is the % of ground covered by building(s)	
Height of Cellar or Basement:	1 st story:	2 nd :	Size of footer for foundation walls:
	3 rd :	4 th :	
Chimney butts:	Size of footer for cellar posts:	Height of foundation wall above ground at highest point:	
Nature and kind of earth building is to be built upon: (State whether there is any filled ground)		Will cellar be under entire building?	
Construction of chimneys:		Will roof be flat, pitched or mansard?	
Material:		Pitch?	
Size of flue lining:			
Material of roofing:			
How is building heated?			
Size and spacing of joists or beams:		1 st story:	2 nd :
		3 rd :	4 th :
		Size and spacing of ceiling joists:	
		Size and spacing of rafters:	
Will building be air-conditioned?		Type of unit:	
Will garage be integral part of dwelling?		State whether fireproof throughout, with kind of materials used:	
Net lot area exclusive of right-of-way in square feet:			
Lot coverage of principal structures in square feet:		Percentage of lot covered by principal structures:	
Lot coverage of accessory structures in square feet:		Percentage of lot covered by accessory structures:	
Is the site located within the identified floodplain area? If YES, attach required certification by <i>registered</i> professional engineer or architect and appropriate component of DER "Planning Module for Land Development". Please complete next items:			
100 year flood elevation: _____		Lowest floor elevation of existing structure(s): _____	
Lowest floor elevation of proposed structure(s): _____			
For other than single family: Gross leasable floor area in sq. ft., existing and proposed:			
Designation of officer, representative or person in charge of construction upon whom and to whom all notices shall be served (this designation not mandatory unless Applicant is a firm or corporation):			
Owner(s) sign here:			

NOTE: Where not mentioned in the above specifications or on drawings submitted herewith, I agree to be governed by the Building Code of Upper St. Clair or any special building instruction which may be given by the Chief inspector, together with the Zoning Code in effect when erecting the above building or buildings.

Residential Energy Code Worksheet

New residences and additions to existing residences are required to comply with the Uniform Construction Code (UCC) Act 45, which is based on the current edition of the 2006 International Residential Code (Chapter 11) and the 2006 International Energy Conservation Code (Chapter 4).

Project: 1-2 Family Dwelling Townhouse Addition

CHECK THE APPROPRIATE OPTION BOX AND PROVIDE DOCUMENTATION THAT VERIFIES THE ENERGY CODE COMPLIANCE FOR YOUR PROJECT.

OPTION #1

Chapter 11, International Residential Code or Chapter 4, International Energy Conservation Code

Insulation and Opening (*Fenestration*) Requirements

Climate Zone	Maximum Fenestration U-Factor	Maximum Skylight U-Factor	Minimum Ceiling R-Value	Minimum ¹ Wood Frame Wall R-Value	Minimum Mass Wall R-Value	Minimum ² Floor R-Value	Minimum ³ Basement Wall R-Value	Minimum ⁴ Slab R-Value & Depth	Minimum ³ Crawl Space Wall R-Value
5	0.35	0.60	38	19 or 13+5	13	30	10 / 13	10 / 2ft	10 / 13

1. "13+5" means R-13 cavity insulation plus R-5 insulated sheathing.
2. Or insulation sufficient to fill the frame cavity, R-19 minimum
3. The first R-Value applies to continuous insulation, the second to framing cavity insulation; either insulation meets the requirement.
4. R-5 shall be added to the required slab edge R-Values for heated slabs.

Equivalent Minimum U-Factors¹

Climate Zone	Fenestration U-Factor	Skylight U-Factor	Ceiling U-Factor	Frame Wall U-Factor	Mass Wall U-Factor	Floor U-Factor	Basement Wall U-Factor
5	0.35	0.60	0.030	0.060	0.082	0.033	0.059

¹ No fenestration U-factors shall be obtained from measurement, calculation or an approved source.

403.2 - Ducts Insulation

Supply and return ducts shall be insulated to a minimum of R-8. Ducts in floor trusses shall be insulated to a minimum of R-6. Exception: Ducts or portions thereof located completely inside the building thermal envelope.

402.2.10 - Thermally Isolated Sunroom Insulation.

The minimum ceiling insulation R-values shall be R-24 in zones 5 through 8. The minimum wall R-value shall be R-13 in all zones. New wall(s) separating a sunroom from conditioned space shall meet the building thermal envelope requirements.

OPTION #2

Software report (REScheck™ www.energycodes.gov free software downloads)

Design conditions must reflect as follows:

Energy Code	= 2006 IECC
Location	= Pittsburgh
Heat Design Days	= 5212
Climate Zone	= 5

OPTION #3

Approved above-code programs (such as Energy Star® or LEED)

Attach supporting design documentation. A letter certifying compliance by the service provider must be provided at the time of final inspection.

PERMIT REQUIREMENTS

- DECKS:** **Above-grade** - building permit and zoning approval required; construction plans and survey required.
TOTALLY on-grade (omni stones, concrete, patio stones, wood, etc.) - zoning approval required; survey showing location; \$25 fee; no building permit; no plans
- DRIVEWAY LIGHT PILLARS IN FRONT YARD:** Must be outside the right-of-way; no higher than 4 feet; zoning approval, building and electrical (if illuminated) permits required; \$39 fee for building permit plus \$50 for electrical; construction plans required (do not need to be drawn/sealed by architect/engineer)
- DUMPSTERS:** Must be enclosed or screened by a 6' high, densely planted evergreen hedge, PRIVACY FENCE, or other STRUCTURE (USC Code 130.13.3.1.10.3.); zoning approval required (USC Code 130.50.1); building permit required for any STRUCTURE (Act 45, §403.42); receptacles must be kept behind the area of the lot between any STREET and the facade of the PRINCIPAL BUILDING, including projections and notches, most nearly parallel to and facing the STREET and extending for the full LOT width (USC Code 68.19.5; amended by Ord. 1494, 3-4-91)
- HOT TUBS:** [If constructed alone, not in conjunction with a deck, and ground level only] - must meet setback requirements for accessory structure; zoning approval, building permit and electrical permit; survey required showing location; brochure or plans showing dimensions required
- REPAIR BASEMENT/GARAGE WALLS:** Building permit and zoning approval required along with construction plans and survey.
- RETAINING WALLS:** **Under 30 inches in height** [(2006 IRC 312.1-based on requirement for open side of stairs)] - zoning approval required-\$25 fee; survey required showing location; no building permit required; no plans required.
Over 30 inches in height - zoning approval & building permit required along with construction plans & survey
- ROOF REPLACEMENT:** If replacing more than 25% of roof/shingles – only building permit required -. SEE SEPARATE *ROOF APPLICATION FORM*
- SIDEWALKS:** New or replacement-totally on resident's property & not parallel with the street within the right-of-way; **no permit needed.** If replacing or constructing sidewalk within the right-of-way, a Street Opening Permit is required.
- STEPS-OUTDOORS:** Building permit & zoning approval required; construction plans should show width of stair, height of riser; depth of tread. If steps have 3 or more risers, are 30" or more above grade, a handrail is required. Handrail detail must be shown on plan.
- STORAGE SHEDS:** Building permit and zoning approval required; maximum allowable size - 200 sq. ft.; footers (36" deep) required for sheds over 100 sq. ft.; survey and construction plans (do not need to be drawn/sealed by architect/engineer)
- SWIMMING POOLS: ALL** [except wading pools or pools which can be readily emptied, disassembled & stored] - zoning approval, building permit, & **electrical** permit required; [pump & filter connection will be inspected], survey showing location required; construction plans/brochure for pool.
In-ground - Must be fenced by minimum 4' high fence (See §116.4. Enclosure of pools, and §130.8.3.1.10. - FENCES and PRIVACY FENCES.)
Above-Ground - Less than 4' deep must be fenced the same as in-ground; 4' or deeper - no fencing required.
- WATER GARDENS (PONDS):** **Electrical** permit only if there is a pump; otherwise no permit required (considered landscaping).
- COMMERCIAL PROJECTS** All applications for building construction for new or substantially remodeled principal structures valued greater than \$150,000 (excepting single family and two family dwellings) shall include a plan review by the International Code Council.

A discount of twenty (20) percent of the normal Building Permit fee shall apply when a ICC review is required. A greater discount may be permitted where justified and approved by the Township Manager. The applicant shall pay the full cost of the ICC review.

BUILDING PLAN REQUIREMENTS FOR COMMERCIAL PROJECTS **FOR ICC BUILDING PLAN REVIEW**

The following items are required for new commercial projects. Drawings should be drawn to 1/4" or 1/8" scale and shall provide the necessary information to verify compliance with the building code. **All drawings shall bear the stamp and signature of the design professional responsible for the design.**

Three (3) sets of construction drawings shall be submitted and shall include:

Title Page Drawing: to include the contact information for all design professionals, description of square footage per floor, number of floors, type of construction to be utilized, area modifications utilized, use group classification(s), separation or non-separation of mixed use groups, design occupancy load(s), finish materials classification, design codes utilized.

Site Plan Drawings: to include all utility layouts, handicap parking & access, designated fire lanes, distance between adjacent structures and property lines.

Floor Plan Drawings: to include the use of all areas, location & types of fire resistant construction, U.L. Listing of fire resistant construction, means of egress components, handicap access.

Structural Drawings: to include the structural design calculations, geo-technical engineering report, uniform live loads, dead loads, roof & snow loads, wind loads, footing construction detail, foundation construction details, framing construction details, concrete construction details, masonry construction details, wood construction details, steel construction details.

Electrical Drawings: to include all lighting facilities, electrically operated equipment, and electrical circuits required for all service equipment of the building or structure. Drawings should include panel schedules, grounding systems, and wiring methods.

Mechanical Drawings: to include size & type of appliances, construction of flues and chimney systems, ventilation air provided, fresh air make-up provided, location of all ducting and piping.

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

Fire Protection Systems: to include the submittal guide for each type of system. See specific submittal guide requirements.

IECC (energy) Compliance: Either a REScheck application for residential construction or COMcheck for commercial construction to show compliance. (www.energycodes.gov/rescheck) SEE ATTACHED.

GUIDELINES FOR CONSTRUCTION DRAWINGS

The following is to be used as a guideline and is not all-inclusive.

DECKS

DESIGNATE NEW FROM EXISTING & SCALE OF DRAWING

DEPTH OF FOOTERS

- Minimum of 36" below grade required

GUARDRAIL FOR RAISED SURFACE OVER 30"

- 36" min. height required

HANDRAIL FOR STAIRS

- 34"-38" min height w/ 2" maximum grip required

DISTANCE BETWEEN RAILING POSTS

- Must be small enough a 4" sphere cannot fit through

STAIRS

Residential

min. 36" wide

max. rise 8"

min tread 9"

Commercial

min. 36" wide

max. rise 7-1/4"

min tread 10"

TYPE AND SIZE OF CONSTRUCTION MATERIALS

- Must be pressure treated wood
- Specify size and spacing of joists (e.g. 2x10's @ 16" on center)
- Specify size of posts (e.g. 6x6) required for deck columns and girder beam support

DIMENSIONS OF STRUCTURE

- All dimensions must be given
- Be sure to check for zoning setback requirements based on zoning district

BEARING ON EXISTING STRUCTURE

- Indicate use of ledger board, lagbolts, and joist hangers, where applicable

ADDITIONS

FLOOR PLANS

- Dimensioned clearly - indicate new vs. existing & scale of drawing

EXTERIOR ELEVATIONS - (all applicable views)

- Show scale of drawing
- Designate new from existing
- Show building materials (sizes/types) and indicate w/ arrows
- Indicate any special materials, such as tempered glass, etc.
- Dimensions: note vertical & horizontal
- Show footer dimension depth with reinforcing rods, and size

CONSTRUCTION SECTION

- Construction materials
- Depth of footer (must be a min. of 36" below grade)
- Show size and spacing of structural members
- When cutting through a load-bearing wall, show size of new header or other structural member to carry load, bearing points, point loads, load transfer to foundation
- Fireplace: show hearth extension, clearances from combustibles

WALL SECTION

- Show all dimensions where necessary
- Show all material, sizes, etc.
- Show size/spacing of structural members
- Show insulation material, flashings, damproofing
- Show scale

PLAN VIEW

- designate new from existing & show scale
- all dimensions shall be given (including porch and bay window)
- show size and spacing of structural members.
- when cutting through a load-bearing wall, show size of new header or other structural member to carry load.
- fireplace - show hearth extension

EXTERIOR ELEVATIONS Show scale

- designate new from existing & show scale
- dimensions (note vertical and horizontal)
- show all materials being used, sizes, etc.
- show footers dotted and dimension depth

WALL SECTION

- show scale
- dimensions where necessary
- all material, sizes, etc.
- size and spacing of structural members
- insulation material, flashings, damproofing

IECC CODE (International Energy Code Council) REQUIREMENTS

- show R-value
- show window values
- use either REScheck or *Pennsylvania Residential Energy Provisions Worksheet, see attached*

RETAINING WALLS

SUBMITTAL

- planview and/or section drawing to scale
- all dimensions and materials designated

CONSTRUCTION

- masonry, concrete, steel piling or other approved material
- wood used for retaining walls shall be of approved preservative-treated wood or naturally durable wood if not more than 2 feet in height

DEPTH OF FOOTERS

- footers shall be 36" in depth for frost protection

DESIGN

- to resist the natural lateral soil loads, both dead and live load surcharges, and to ensure stability against overturning, sliding, excessive foundation pressure and water uplift

HYDROSTATIC PRESSURE

- unless drainage is provided, the hydrostatic head of the water pressure shall be assumed to be equal to the height of the wall
- show proposed drainage

COPING

- masonry retaining walls must be protected with an approved coping of concrete or other approved material

GUARDS

- where walls with differences in grade level on either side, in excess of 4 feet, are located closer than 2 feet to a walk, path, parking lot or driveway on the high side, said walls must have guards not less than 36" in height either solid or with balusters with openings no greater than 4" or other approved protective measures such as plantings, etc.

**Ordinance No. 1914 enacted by the Board of Commissioners on 7/6/2004 Adopted the
Pennsylvania Construction Code Act, Act 45 of 1999, 35 P.S. §§7210.101-7210.1103, as
Amended from Time to Time and Its Regulations**