Date: _____
Permit No: _____
Zoning Dist: _____

SOUTH STRABANE TOWNSHIP

# APPLICATION FOR BUILDING PERMIT

PARCEL #_____

Received Date_____

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Site Information** | Facility Name (name of company, mall, institution, university, etc.):<br><br>Building and/or Tenant Name<br>Street **Number** and **Name**<br><br>City State Zip Code | | | | | | |
| **Application Type** | ☐ Alteration or Renovation<br>☐ Pool<br>☐ Deck<br>☐ Uncertified (Existing) Building<br>☐ Retaining Wall (Over 4 feet must have engineered drawings) | | | | ☐ Addition<br>☐ New Building<br>☐ Shed/Accessory<br>☐ Fence<br>☐ Other | | |
| **Use/Occupancy Classification:**<br><br>Check box to **left of applicable group**. Check all that apply. | ☐ A-1 | ☐ A-2 | ☐ A-3 | ☐ A-4 | ☐ A-5 | ☐ B | ☐ E |
| | ☐ F-1 | ☐ F-2 | ☐ H-1 | ☐ H-2 | ☐ H-3 | ☐ H-4 | ☐ H-5 |
| | ☐ I-1 | ☐ I-2 | ☐ I-3 | ☐ I-4 | ☐ M | ☐ R-1 | ☐ R-2 |
| | ☐ R-3 Adult Care | | ☐ R-3 | ☐ R-4 | ☐ S-1 | ☐ S-2 | ☐ U |
| | ☐ Single Family Dwelling/Townhouse | | | | | | |
| **Mandatory Documents** | ☐ Completed permit ☐ Signed and sealed survey or waiver if permitted ☐ Land Coverage/Paving<br>☐ Contractors certification of Workers Compensation, or Workers Compensation waiver.<br>Energy compliance documentation (Res-Check or Com-Check). ☐ Electronic Set ☐ Sets of Drawings ☐ Grading | | | | | | |

| | | | |
|---|---|---|---|
| **Special Requirements & Documentation** | Does this construction involve modular units built in a factory? | ☐ Yes ☐ No | If "**Yes**," submit 1 copy of the letter described in Section J., 6., on the "Plan Review and Inspection Requirements" page on the UCC website. |
| | Townhouses, duplexes and commercial sites; provide separate application | ☐ Yes ☐ No | "If Yes" Address or designation for each unit, building, or structure. |
| | 3 complete sets of architectural/ structural stamped drawings. | ☐ Yes ☐ No | If "**Yes**," Drawings must be in sufficient detail to review for code compliance, Plus an electronic PDF copy must be provided. |
| | Is project in flood hazard area? | ☐ Yes ☐ No | If "**Yes**," must submit 1 copy be the flood hazard certifications mandated in section 1612.5 of the International Building Code. |

| | | | |
|---|---|---|---|
| | Are all documents prepared by a state licensed professional(s)? | ☐ Yes ☐ No | If "**Yes**," All documents stamped and wet signed (including revisions) before issuance of permits. |
| | Does a driveway currently exist? | ☐ Yes ☐ No | If "NO," A driveway permit is required. |
| | PennDOT Highway Occupancy Permit. | ☐ Yes ☐ No | If accessing a state highway this must be provided. |
| **For Office Use Only** | Check #:_____ Amount:_____ Approved:_____ | | |

| | |
|---|---|
| **Project Information** | Number of stories above grade _____<br>Does it have a basement? ☐ Yes ☐ No<br>Total floor area (sq. ft.) _____<br>Floor area new construction (sq. ft.) _____<br>Floor area of addition (sq. ft.) _____<br>Floor area renovated (sq. ft.) _____<br>Estimated cost of construction $<br>(**Required** -- even if project is **state-owned** and exempt from permit fees.)<br>Type(s) of construction per Chapter 6 of the *International Building Code* (check all that apply):<br>☐ IA ☐ IB ☐ IIA ☐ IIB ☐ IIIA ☐ IIIB ☐ IV ☐ VA ☐ VB<br>Fire suppression: ☐ Full ☐ Partial ☐ None<br>If application applies to an existing certified building, provide any prior file #, permit #, etc. associated with this project:<br>File #: _____ Permit # _____<br>Set Backs: Right_____ Left_____ Front_____ Rear_____ N/A_____ |
| **Building Code Information** | Triennial ICC code version used for **Building** code compliance:<br>☐ 2018 International Building Code ☐ Existing Building Code 2018<br>☐ Pool/Spa 2018 ☐ International Residential 2018 |
| **Proof of Sewer** | Approved Municipal or Septic System Number of EDU's Assigned_____<br>☐ NO YES ☐ WCSC Permit Number_____Issued By_____ Date_____ |
| **Contractor Information**<br>**Required** | Name _____<br>Address _____<br>PA License # _____<br>Email _____<br>Phone _____<br>Fax _____ |

| **Owner Information** **Required** | Owner Name _____<br>Street Address _____<br>City _____ State _____ Zip Code _____<br>Phone _____<br>Email _____ |
|---|---|
| SOUTH STRABANE TOWNSHIP | South Strabane Township\| Building Department\|<br>550 Washington Road\| Washington, PA 15301 \|<br>724-225-9055 \| Fax 724-225-2035 \| www.southstrabane.com |

**Fees:**

| | | |
|---|---|---|
| List total sq. ft. of floor area: _____ | Residential Fee $.75/SF | $ _____ |
| If new building or addition: | Commercial Fee $1.00/SF | $ _____ |
| Occupancy permit fee: | $250.00 | $ _____ |
| If new structure or facility (other than building): | Commercial Roofing $.10/SF | $ Commercial _____ |
| If alteration or renovation of existing building: | HVAC $200/Unit | $ _____ |
| Plan review Fee: .10 per sq. ft. | .10 per sq. ft | _____ |
| South Strabane Sewer Tap Fee: Per EDU | Pay$2500 | $ _____ |
| Manifold Road District No.1 Fee: Per EDU | Pay $1428 | $ _____ |
| Swimming Pool | Above Ground $100/In-ground $.75/Sf | _____ |
| **PA STATE ADMINISTRATIVE FEE** | **$4.50/Permit** | _____ |
| **(Pursuant to Act 36 of 2017** | | _____ |
| | **TOTAL FEE(S)** | _____ |

check or money order payable to **South Strabane Township**.

322.830 Grading Permit _____

322.840 Land Coverage _____

321.900 Construction Trailer _____

**Applicant's Certification:**

Note: **THE BUILDING PERMIT AND THE CERTIFICATE OF OCCUPANCY FOR THIS BUILDING OR STRUCTURE WILL BE ISSUED TO AND IN THE NAME OF THE PERSON LISTED BELOW.**

As the owner or the authorized agent of the project for which this application is filed, I certify that:

1. The estimated construction cost and all other information provided as part of this application for a building permit is correct. The applicant hereby certifies that the facts stated in this application are true and correct and agrees that official notices may be mailed to the applicant at the address provided below.
2. The building or structure described in this application will not be occupied until all known code violations are corrected and a Certificate of Occupancy has been received from South Strabane Township.
3. This project will be constructed in accordance with the approved drawings and specifications (including any required non-design changes) and the Uniform Construction Code standards as specified in 34 PA Code Chapters 401-405.
4. Any changes to the approved documents will be filed with the South Strabane Township Building Department.
5. If the licensed architect or engineer in responsible charge of this construction should change, written notice of the change will be provided to the South Strabane Township Building Department.
6. This permit shall be valid only if the sewer permit remains valid. If the construction or alteration of the structure is delayed beyond the date of validity, extensions or new permits may be required from the sewer agency issuing the sewer permit and the Township. **(THIS PERMIT IS VALID FOR 180 DAYS**)
7. The applicant agrees to comply with provisions of all laws and ordinances regulating building construction in South Strabane Township, including the ICC/Act 45 construction codes, local amendments and the smoke alarm requirements set forth by code/PA laws.

Applicant Name _____

Street Address _____

City _____ State _____ Zip Code _____

Phone _____

Email _____

Applicant Signature _____ Date _____

THIS FORM MUST BE SIGNED BY THE APPLICANT/OWNER OF THE PROPERTY

## PERMIT AGREEMENT

In consideration of the issuance by South Strabane Township of a building or grading permit to the undersigned, the Applicant acknowledges that, in reviewing plans and specifications, in issuing permits, and in inspecting work of Applicant, employees of South Strabane Township are only performing their duties to require compliance with the minimum requirements of the applicable Ordinances of South Strabane Township and are not warranting to Applicant or any third party, the quality or adequacy of the design, engineering or work of, Applicant. Applicant further acknowledges that it is not possible for South Strabane Township to review every aspect of Applicant's design and engineering or to inspect every aspect of Applicant's work. Accordingly, neither South Strabane Township nor any of its elected or appointed officials or employees shall, in an event or circumstances, have any liability to Applicant for defects or shortcomings in such design, engineering, or work.

Furthermore, Applicant agrees to defend, hold harmless, and indemnify South Strabane Township, its elected and appointed officials and employees from and against any and all claims, demands, actions, and causes of action arising out of, or in any way related to, South Strabane Township's review or inspection of Applicant's design, engineering, or work done by, on behalf of, Applicant pursuant to such permit or permits. All references in this Agreement to Applicant shall also include Applicant's employees, agents, independent contractors, subcontractors or any other person or entities performing work pursuant to the issuance of the building or grading permit by South Strabane Township.

## Act "222"/UCC ACCESSIBILITY

In consideration of the issuance by South Strabane Township of a building permit to the undersigned Applicant/Owner, the Applicant/Owner acknowledges that while other regulations and conditions may apply, all building permits issued are contingent on the fact that contractors for building projects comply with the regulations of Act 222, "The Building Energy Conservation Act" of the Commonwealth of Pennsylvania and the UCC Accessibility Requirements of PA Construction Code Law (1999, November 10, P.L. 491, No. 45). I hereby acknowledge receipt of a copy of this signed form.

## SAFETY STANDARDS

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

_____ _____

Applicant/Owner

Building Permit No./Job Location

_____

Date Permit Issued/Type of Work

**SOUTH STRABANE**
**TOWNSHIP**

# SURVEY WAIVER

(NOT TO BE USED FOR NEW SINGLE-FAMILY DWELLINGS)

**The Township, at its sole discretion, reserves the right to require a sealed survey prior to the issuance of any construction, grading alteration, demolition or other permit.**

NOT TO BE USED FOR NEW RESIDENTIAL STRUCTURES

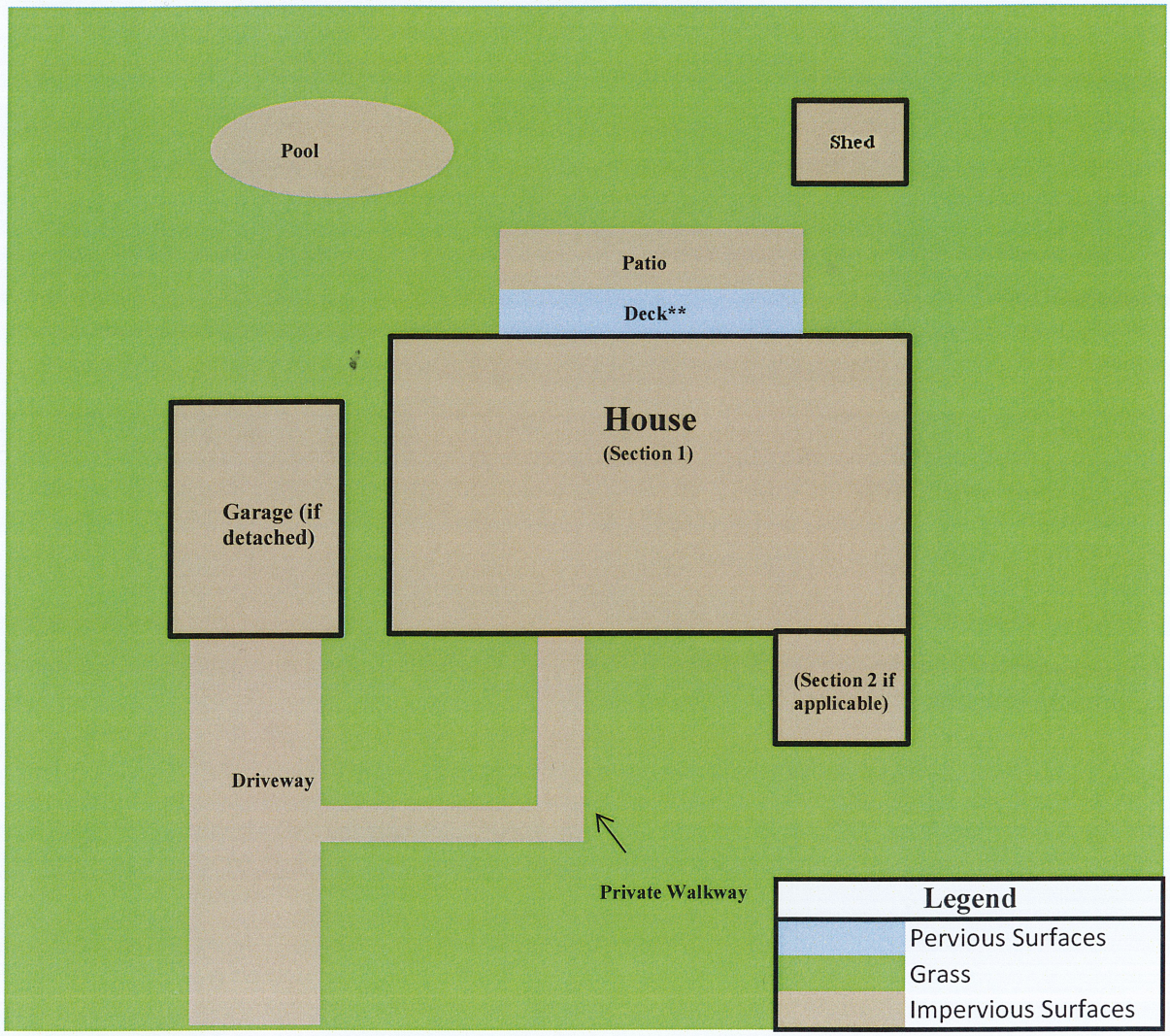
Parcel Identification No. _____

I, _____, certify that the information shown on the accompanying drawing is representation of my existing home and property lines. All information is correct and true and all easements, right-of-ways, buildings, property lines, setbacks and any other recorded requirements are shown on the drawing.

I further understand that I am solely responsible for showing all recorded information and agree that South Strabane Township is neither responsible for providing nor keeping records of deeds and recordings of properties within the Township and that the Township is not responsible for the removal, demolition or damages incurred by the property owner should this structure encroach on or into any unidentified easement or other as above mentioned.

Signature: _____ Date: _____

# Site Plan - Impervious Surface Lot Coverage
## EXAMPLE




**Principal Structure**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Existing** | Length | _____ | x Width | _____ | = | _____ | sq ft. |
| **Proposed** | Length | _____ | x Width | _____ | = | _____ | sq ft. |
| | | | | | **Total** | _____ | sq ft. |

**Accessory Structures***

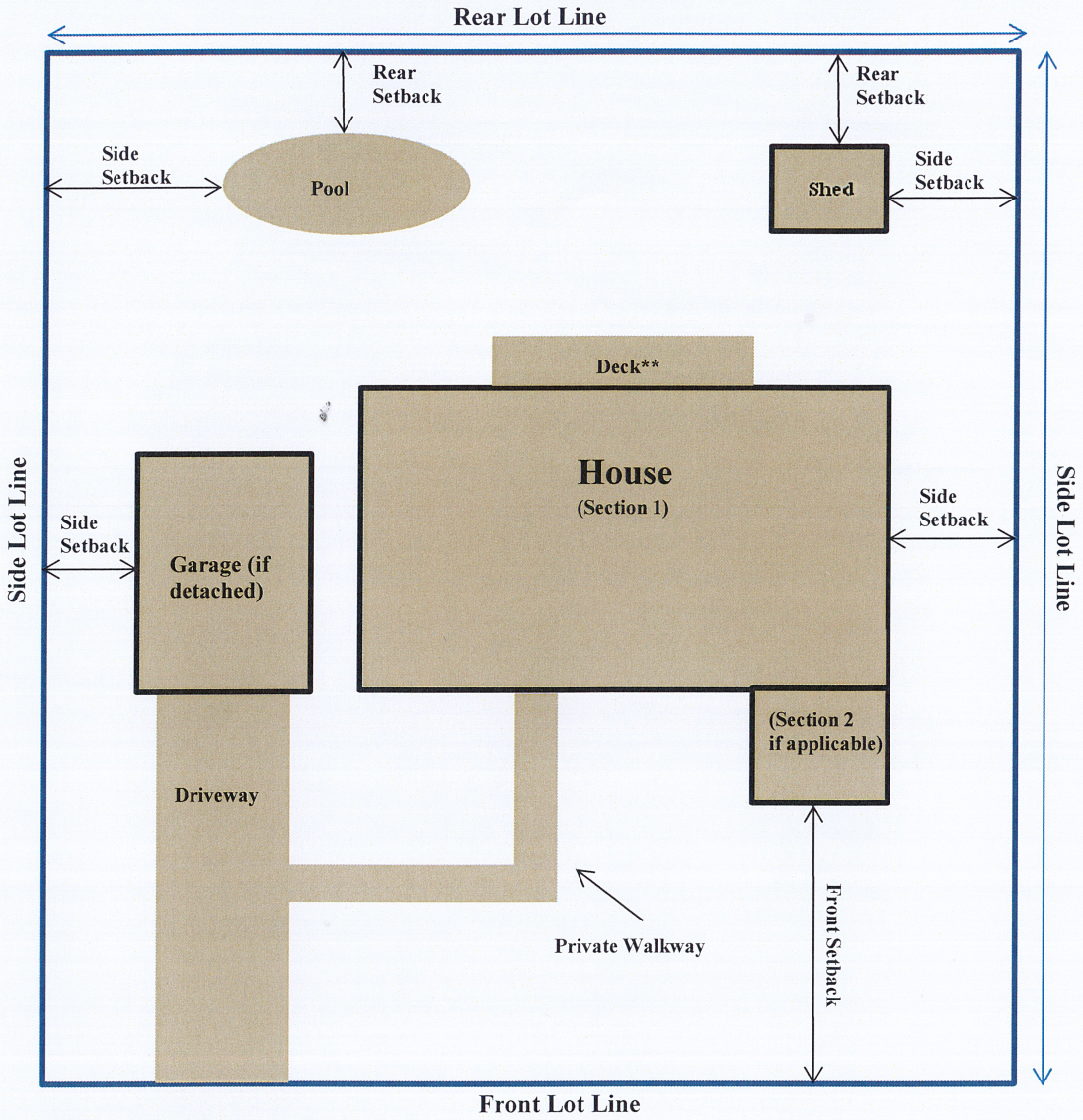
| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Existing** | Length | _____ | x Width | _____ | = | _____ | sq ft. |
| **Proposed** | Length | _____ | x Width | _____ | = | _____ | sq ft. |
| | | | | | **Total** | _____ | sq ft. |

**Impervious Surfaces****

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Existing** | Length | _____ | x Width | _____ | = | _____ | sq ft. |
| **Proposed** | Length | _____ | x Width | _____ | = | _____ | sq ft. |
| | | | | | **Total** | _____ | sq ft. |

*Accessory Structures include but are not limited to sheds, pools, detached garages ~ see Zoning Code Sec [245-9] for more details
**Impervious Surfaces include but are not limited to driveways, private walkways, pools, etc.

# Site Plan - Property Setbacks
# EXAMPLE




**Property Setbacks (Principal Structure)**

Front - _____ ft Rear - _____ ft Left Side - _____ ft
Right Side - _____ ft

**Property Setbacks (Accessory Structures*)**

Front - _____ ft Rear - _____ ft Left Side - _____ ft
Right Side - _____ ft
Front - _____ ft Rear - _____ ft Left Side - _____ ft
Right Side - _____ ft
Front - _____ ft Rear - _____ ft Left Side - _____ ft
Right Side - _____ ft
Front - _____ ft Rear - _____ ft Left Side - _____ ft
Right Side - _____ ft

*Accessory Structures include but are not limited to sheds, pools, detached garages ~ see Zoning Code Sec [245-9] for more details
**Pervious Surfaces