



Harmony Township

2501 WOODLAND ROAD
AMBRIDGE, PENNSYLVANIA 15003

724-266-1910



Construction Permit Instructions

All information is required under the Commonwealth of Pennsylvania Uniform Construction Code Act No. 45 of 1999.

1. Application for Plan Examination and Building Permit, Worker's Compensation, as well as the Zoning, Historic District, and Flood Hazard signoff shall be completed and returned to the Municipality along with the required plans.
2. **Residential Construction Projects:** Three (3) sets of building plans and specifications are to be submitted with the application and will be subject to a code compliance plan review.

Commercial Construction Projects: Three (3) sets of building plans and specifications are to be submitted with the application. Commercial drawings must be sealed by a Pennsylvania registered design professional and will be subject to a code compliance plan review.

3. Where 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. Plan review for construction permits will not proceed until these approvals have been granted by the Municipality.

Specific information required for fence, shed, and other accessory structures (for zoning approval):

In addition to the Application for Plan Examination and Building Permit, Worker's Compensation, as well as the Zoning, Historic District, and Flood Hazard signoff, a plot plan of the property where the project is to be completed showing the location of the house, garage, fence, and all accessory structures shall be included.

The plot plan shall also include dimensions for existing objects from property lines as well as the new project.

NIRA CONSULTING ENGINEERS, INC.
PA UNIFORM CONSTRUCTION CODE
PLAN REVIEW FEES

The following rates for UCC Plan Review are fees charged by NIRA Engineers. These fees will be paid by the applicant to the Municipality. All plan review applications are available at the Municipal Office or at the offices of NIRA Consulting Engineers. Additional filing fees may be assessed by the Municipality at their option.

All initial commercial reviews will be completed within thirty (30) business days from receipt of the Permit Application. All initial residential reviews will be completed within fifteen (15) business days from receipt of the Permit Application.

Compliance with the PA Uniform Construction Code

New Construction, Renovations and/or Additions General For Construction Plan Review Fees
Includes Accessibility Review^{1, 2, 3, 4, 5, 6, 7, 8}

Use Groups "B", "E", "M", "R-1", "R-2", "R-3".....	\$.15/square foot (up to 15,000 s.f.)	See Note 4, 5
Plus.....	\$.10/square foot (15,001 s.f. up to Total s.f.)	See Note 4, 5
Use Groups "A", "H", & "I".....	\$.20/square foot (up to 12,000 s.f.)	See Note 4, 5
Plus.....	\$.12/square foot (12,001 s.f. up to Total s.f.)	See Note 4, 5
Use Groups "F", "S", "U".....	\$.08/square foot (up to 12,000 s.f.)	See Note 4, 5
Plus.....	\$.05/square foot (12,001 s.f. up to Total s.f.)	See Note 4, 5

1. Review fees reflect an initial plan review & review of one subsequent revision. Any additional required reviews will be conducted at 50% of the original review cost. (Commercial Only)
2. Square footage shall include the aggregate sum of each dissimilar floor level of new constructions, additions, or renovations.
3. Residential (One and Two Family Dwellings) New Construction Minimum Fee.....\$250.00
 Additions and alterations (Minimum Fee).....\$125.00
4. Miscellaneous (Commercial Only) Plan Reviews
 - a. New Construction (Minimum Fee) \$250.00
 - b. Alterations/Repairs (Minimum Fee) \$125.00
 - c. Stand alone Mechanical, Plumbing, Electrical & Fire Protection Hourly Rate
 - d. Preliminary Review and Consultation (Height & Area & Type of Construction) Hourly Rate
5. **For each Mechanical, Electrical, Plumbing, Fire Protection or Fuel Gas Plan Review, Add 20% to General Construction Plan Review Fee.**
6. **Review fees may increase or decrease subject to degree of construction complexity, completeness and detail of drawings. Applicant will be advised of plan review cost after review of Permit Application and before start of review.**
7. **Renovations, Alterations, Change of Occupancy or Change of Use Group to existing structures based on 75% of New Construction Review cost. (Commercial Only)**
8. **A 20% Municipal Administration Fee will be added to the Permit Fee. (Commercial Only)**

- **"A"** Assembly Use Groups. This includes assembly occupancies. This is further designated as particular use groups including: A-1 Theaters and rooms with stages; A-2 restaurants & nightclubs where alcohol is served; A-3 places of worship and lecture halls where alcohol is not predominately served; A-4 viewing of indoor sporting events; A-5 outdoor sporting events.
- **"B"** Business Use. This includes office buildings, outpatient medical facilities, dry cleaning, professional business, etc.
- **"E"** Education Use. Building where education is provided including schools, certain daycares & vocational training.
- **"F"** Factory Use. Buildings where production occurs.
- **"H"** Hazardous Use. Buildings where hazardous materials are manufactured, stored or used in production.
- **"I"** Institutional Uses. Includes hospitals, rehab facilities, prisons, etc.
- **"M"** Mercantile Uses. This includes buildings where the displays of goods are sold.
- **"R"** Residential Uses. This includes building where persons reside and sleep. Further designated as: R-1 hotels/motels; R-2 non-transient occupants i.e. dormitories, boarding houses; R-3 are multi-family residences; R-4 single family and townhouses.
- **"S"** Storage Buildings
- **"U"** Utility buildings. This includes accessory structures, garages, and barns.

NIRA CONSULTING ENGINEERS, INC.
PA UNIFORM CONSTRUCTION CODE
GENERAL CONSTRUCTION PERMIT AND INSPECTION FEE SCHEDULE
Fee Per Square Foot of Construction (Gross Aggregate)^{1, 2, 6, 7, 8}

Group	Description	Fee Per Square Foot
A-1	Assembly, theaters with stage	.30
	Assembly, theaters without stage	.30
A-2	Assembly, nightclubs	.30
	Assembly, restaurants, bars, banquet halls	.30
A-3	Assembly, churches	.30
	Assembly, general, community halls, libraries, museums	.30
A-4	Assembly, arenas	.30
B	Business	.30
E	Education	.30
F-1	Factory and Industrial, moderate hazard	.20
F-2	Factory and Industrial, low hazard	.20
H-1	High Hazard, explosives	.30
H-2 through H-4	High Hazard	.30
H-5	Hazardous Production	.30
I-1	Institutional, supervised environment	.30
I-2	Institutional, incapacitated	.30
I-3	Institutional, restrained	.30
I-4	Institutional, day care	.30
M	Mercantile	.28
R-1	Residential, hotels	.30
R-2	Residential, multiple family	.30
R-3 ^{3, 4, 5}	Residential, one & two family	.30
R-4	Residential, care/assisted living	.30
S-1	Storage, moderate hazard	.20
S-2	Storage, low hazard	.18
U ⁵	Utility, miscellaneous > 350 sq. ft.	.18

¹ For performing Mechanical, Plumbing, Electrical, Fuel Gas, Energy Conservation, or Fire Protection Inspections add 20% to the above fees for each trade. (Commercial only)

² Review fees may increase or decrease subject to degree of construction complexity, completeness and detail of drawings. Applicant will be advised of plan review cost after review of Permit Application.

³ Square footage shall include the aggregate sum of each dissimilar floor level.

⁴ Manufactured (HUD) homes shall be inspected for a flat fee of \$350.00

⁵ Decks, porches, roof replacement, etc. accessory to one and two family dwellings shall be inspected for a flat fee of \$75.00

⁶ Minimum Construction Permit and Inspection Fees

a. New Construction (Minimum Fee) \$250.00

b. Miscellaneous Alterations/Repairs (Minimum Fee) – (Does not include change of occupancy or use group) \$175.00

⁷ A 20% Municipal Administration Fee will be added to the Permit Fee.

⁸ Renovations, Alterations, Change of Occupancy or Change of Use Group to existing structures based on 75% of New Construction Permit and Inspection Fees. (Commercial Only)



■ Construction Documents Required ■

As per the requirements of § 403.42a of the Pennsylvania Uniform Construction Code, all applications relevant to commercial construction, projects shall be accompanied by three (3) sets of sealed and signed documents from a Registered Design Professional.

As per the requirements of the Pennsylvania Licensure Law, the first page of each set of three sets shall include an original seal and signature of the Design Professional and subsequent pages of each set may include a facsimile of the seal and signature.

Each of the three (3) sets of drawings shall include specifications that indicate the code by which the plans are to be reviewed, as well as code compliance for all the proposed work including but not limited to the following trades/disciplines:

- Architectural
- Structural
- Mechanical
- Electrical
- Plumbing
- Fire systems
- Fuel gas systems
- Energy compliance
- Accessibility



APPLICATION FOR PLAN EXAMINATION AND BUILDING PERMIT

Commercial Building Permit

Residential Building Permit

Temporary Use Permit

▪ Project Address City, State, Zip Tax Parcel Id # Subdivision Lot# Block # Zoning District

▪ Applicant Name (print) Applicant Phone & E-mail Applicant Mailing Address (print)

▪ Property Owners Name (print) Owners Phone & E-mail Property Owners Mailing Address (print)

▪ Design Professionals Name (print) Designers Phone and E-mail Designers Mailing Address (print)

▪ General Contractors Name (print) GC's Phone & E-mail GC's Mailing Address (print)

▪ Approximate Cost of Project: _____ **You will not pay any fee's at this time.**

▪ Description of project (new construction, addition, alteration, repair, footing/foundation only, temporary use, etc.)
(*Attach all completed documents with drawings and submit directly to the Municipality*)

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and I/we agree to conform to all applicable laws of this jurisdiction. I understand a minimum of three (3) sets of drawings/plans are required for processing. Application is not valid and cannot be processed without signature below.

- A permit will not be issued without Municipal Zoning approval.
- A permit will not be issued without receipt of permit fee paid to the Municipality.
- All plan review fees are due and payable regardless of the status of the project or non-issuance of the Building Permit.
- Home improvement contractors are required to demonstrate registry with the PA Attorney's office to the Municipality.
- Contractors performing asbestos and/or lead abatement or removal must be certified by the Pa Dept of Labor and Industry.

Applicant Signature Print name Date

NIRA Consulting Engineers is a Certified Third Party Agency as per the requirements of the Pennsylvania Uniform Construction Code.



Worker's Compensation Insurance Coverage Information

(attach to building permit applications)

A. The applicant is:

A contractor within the meaning of the Pennsylvania Workers' Compensation Law

Yes No

If the answer is "yes", complete Sections B and C below as appropriate

B. Insurance Information

Name of Applicant _____

Federal or State Employer Identification No. _____

Applicant is a qualified self-insurer for workers' compensation. *Certificate attached*

Name of Worker's Compensation Insurer _____

Workers' Compensation Insurance Policy No. _____

Policy Expiration Date _____

C. Exemption

Complete Section C if the applicant is a contractor claiming exemption from providing workers' compensation insurance.

The undersigned swears or affirms that he/she is not required to provide workers' compensation insurance under the provisions of Pennsylvania's Workers' Compensation Law for one of the following reasons, as indicated:

Property owner performing own work. If property owner does hire contractor to perform any work pursuant to building permit, contractor must provide proof of worker's compensation insurance to the municipality. Homeowner assumes liability for contractor compliance with this requirement.

Contractor with no employees. **Contractor prohibited by law from employing any individual to perform work pursuant to this building permit unless contractor provides proof of insurance to the township.**

Subscribed and sworn to before me this
____ day of _____, 20____

(Signature of Notary Public)

My commission expires: _____

(Seal)

Signature of applicant _____

Address _____

County of _____

Municipality of _____



Harmony Township

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Flood Hazard, Historic District, and Zoning Information

Property Location

Address: _____

Date: _____

Property Owner Information

Name: _____ Telephone: _____

(Please print)

Company: _____ Telephone: _____

(If not held privately)

Address of Owner: _____

Alternate Contact Information: _____

(Electronic mail, fax, other)

•Owner or Owner's Agent is responsible for obtaining required Highway Occupancy Permits from Pa. Dept. of Transportation, Permits from the Municipality's Sewer Authority and Water Authority, and contact any Utility Companies as required to complete the proposed project.

Signature of owner/owners agent: _____

For Municipal Use Only

Tax Parcel ID #. _____

Zoning District _____

Flood Hazard Area Acceptance: Approved

Denied

Comments: _____

Historical District Acceptance Approved

Does Not Apply

Comments: _____

Zoning Acceptance Approved

Denied

Comments: _____

Authorized by: _____ Zoning Officer Date: _____