

APPLICATION FOR SMALL PROJECTS

Borough of West Mifflin

1020 Lebanon Road, West Mifflin, PA 15122

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westmifflinborough.com

CASE NO:

I (We) hereby make application for permits by *submitting herewith two plot plans and two sets of plans and specifications* .
For all detached single family accessory structures, the International Residential Code 2006 Edition apply.

Property Address:

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 Pennsylvania Attorney Generals Registration #

Print Name:

Print Title:

Company Name:

Contractor's or Owners 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.

PERMIT TYPES AND FEES (check applicable permits below)

ESTIMATED CONSTRUCTION COST:

\$

BUILDING:

RESIDENTIAL SMALL PROJECTS

\$ _____

DEMOLITION:

\$ _____

PLUS PA STATE PERMIT SURCHARGE

\$ _____

TOTAL BUILDING PERMIT FEE

\$ _____

ZONING:

I

\$ _____

SIGN PERMIT:

\$ _____

OTHER

\$ _____

TOTAL FEES FROM ABOVE

CASH REC#

CHECK# / BANK NAME

(Payable to: "BOROUGH of WEST MIFFLIN")

TOTAL:

\$

PERMIT APPROVED _____ **DATE** _____

PERMIT DENIED _____ **DATE** _____

Walter B. Anthony, Community Development Director

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 only required; survey showing location; \$25 fee; no building permit; no plans
- DEMOLITION:** See separate Demolition Permit Application.
- DUMPSTERS:** No permit required; however they must be kept out of the street right-of-way, as close to the residence as possible and they must be removed as soon as practical.
- FOUNDATION REPAIR: Basement/garage walls:** Building permit and zoning approval required along with construction plans and survey.
- GAZEBOS:** building permit and zoning approval required; construction plans and survey required.
- 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
- PATIOS:** **TOTALLY on-grade** (omni stones, concrete, patio stones, wood, etc.) - zoning approval only required; survey showing location;; no building permit; no plans
- 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. A Grading Permit may be required for some large projects.
- 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**
- 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 - 150 sq. ft ; survey and construction plans or brochure
- SWIMMING POOLS:** **ALL** [except wading pools or pools which can be readily emptied, disassembled & stored] - zoning approval, building permit, & 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)** no permit required (considered landscaping).

GUIDELINES FOR CONSTRUCTION DRAWINGS

The following is a guideline and is not all-inclusive.

DECK

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

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.