

Upper Burrell Township Building Permit Application

Professional Code Services, Inc.

***4035 Gibsonia Road
Gibsonia, PA 15044***

Phone 724-449-2633 Fax 724-449-2673

www.pcs-codes.com

***Building Inspector/Zoning Inspector
Scott Chermak***

TOWNSHIP OFFICIAL USE ONLY	
Date	
Property	
Sq. Ft. of Project	
Project Rate	
Calculation	
Plan Review Fee	
TOTAL FEE	

Professional Code Services, Inc.

Building & Permit Application

Date: _____ Applicant Name: _____ Address: _____ Ph: _____ Fax: _____ E-Mail: _____	Owner Name: _____ Owner Address: _____ Ph: _____ Fax: _____ Architect/Engineer: _____ Phone: _____ Fax: _____ E-Mail: _____
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Property address where work is proposed: : _____	
Borough/Township name: _____	Parcel # _____

New Construction or Alterations		
Proposed construction or alteration (explain in detail) _____		
Total Square Footage: Basement: _____	1 st _____	2 nd _____

Contractor Information	
Contractor Name: _____	
Address: _____	
Phone: _____	Fax: _____
Worker's Compensation Policy No.: _____	
Insurer: _____	
Expiration No.: _____	
Note, A permit will not be issued until a copy of the worker's compensation insurance certificate is submitted indicating Upper Burrell Township as the certificate holder.	

All permits required by the Commonwealth of Pennsylvania Department of Labor & Industry including Highway Occupancy Permits shall be obtained by and are the responsibility of the applicant. The applicant shall be responsible for identification of all utilities prior to excavation. The undersigned hereby acknowledges that the above information is true and accurate and that the permit requirements has been read and understood. It is also understood that all fees are non-refundable after the Building Permit work has begun and at least one inspection has been performed by PCS.

Applicant Signature: _____ Print _____ Date _____

Owners Signature: _____ Print _____ Date _____

PCS Information: Date Received _____ / _____ / _____ Date Approved: _____ / _____ / _____	Initials _____ Date Denied: _____ / _____ / _____
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Building Permit Instructions & Checklist

- ☐ The Building Permit application has been completed in full and signed.
- ☐ A survey by a PA registered land surveyor has been submitted with the construction documents. The survey shall indicate the setback distance to every property line. The location of all proposed driveways shall be indicated on the submitted survey.
- ☐ All required Zoning Permits and approvals have been obtained from the municipality (attach copies).
- ☐ Two (2) copies of scaled and accurate construction drawings have been submitted . All one & two family dwellings must be reviewed and approved by PCS. See attached plan review instructions
- ☐ All applicable Highway Occupancy Permits from PennDot shall be obtained (attach copies).
- ☐ A worker's compensation certificate for all contractors identified on the permit application have been submitted indicating PCS as the "Certificate Holder".
- ☐ The Owner's Agreement has been completed and signed by the property owner.
- ☐ The Required Inspections sheet has been read and signed.
- ☐ A sewer or on-site sewage disposal permit (attach copies).

Plan Review Requirements

- ☐ Two(2) sets of complete drawings shall be submitted with the Building Permit Application.
- ☐ The required plan review fee shall be submitted with the Building Permit Application.
- ☐ The drawings include a typical wall section indicating the following: footer size and reinforcement, foundation wall details including drainage, anchor bolts, floor joist size, framing sizes, header schedule, ceiling joist and roof rafter details, roof covering details & ventilation details.
- ☐ Engineered lumber specifications and manufacturers product information
- ☐ Floor plans for every story including basement.
- ☐ HVAC details including equipment to be installed.
- ☐ General wiring details including smoke detectors and service size.
- ☐ A plumbing isometric design including drainage size, vent size and location, trap location, cleanout locations and drainage fixture details. All building sewer specifications shall be in accordance with the local sanitary authority.
- ☐ Window schedules from the window manufacturer indicating sleeping room egress window and habitable basement egress sizes.
- ☐ A ResCheck or ComCheck has been completed and submitted to verify Energy Code compliance.

PCS Required Inspections

P.O. Box 1229, Mars PA 16046
724 449-2633 FX 724 449-2673

The following periodic inspections (marked ✓) are required to ensure compliance with the Building Permit you have been issued. All inspections shall be requested no sooner than 48 hours before the inspection is required. A FINAL INSPECTION IS REQUIRED FOR ALL BUILDING PERMITS.

- ☐ FOOTING INSPECTION: Before placement of concrete. All required re-enforcement in accordance with the approved drawings should be installed. All reinforcement shall be placed in the bottom 1/3 of the footing and shall be suspended on chairs or other approved device.
- ☐ FOUNDATION: (When reinforcement is required) Prior to the placement of all required cell block grouting. All required reinforcement shall be in place. When added to the grout, all aggregate shall be 3/8 inch maximum.
- ☐ BACKFILL: Prior to any backfill. Rough framing must be completed. All waterproofing shall be completed. All drains and filter fabric shall be in place. All anchor bolts shall be installed.
- ☐ ROUGH ELECTRICAL: All electrical installations shall be installed in accordance with the 2000 NEC. All wiring and equipment shall be visible for inspection.
- ☐ ROUGH PLUMBING: All drains, vents and water distribution shall be in place. A pressure test shall be conducted at this time and accessible for the inspector.
- ☐ ROUGH MECHANICAL: After the installation of all ductwork, fuel gas piping and flues.
- ☐ INSULATION: All required insulation installed in walls including areas to be concealed, prior to wallboard.
- ☐ ROUGH FRAMING: After all rough electrical and plumbing inspections have been approved. Prior to all insulations.
- ☐ WALLBOARD: All fasteners installed prior to compound or finish material.
- ☐ FINAL ELECTRICAL: Approval stickers from a Third Party Agency shall be fixed to the service panel.
- ☐ FINAL PLUMBING: All fixtures shall be installed and fully functional.
- ☐ FINAL MECHANICAL: After all equipment and installation of fixtures.
- ☐ OCCUPANCY/FINAL INSPECTION: All mechanical inspections shall be completed.
- ☐ OTHER _____: Where in the opinion of the Building Official a special inspection is required.

Work shall not proceed until the above inspections are approved by Professional Code Services, Inc. Failure to obtain any of the above inspections may result in penalties imposed in accordance with the UCC Act 45.

Signature: _____ Print: _____ Date: _____

Pennsylvania Residential Energy Provisions Worksheet

(To be completed by applicant and submitted with construction drawings)¹

¹Values provided on ResCheck or worksheet shall correspond to values and materials shown on construction drawings.

Project	Address	
	Contractor	
	Permit #	
	Date	Date of Plan

Type of Dwelling: <input type="checkbox"/> One or two family dwelling <input type="checkbox"/> Townhouse

Compliance Path: Choose one.

<input type="checkbox"/> IECC <input type="checkbox"/> REScheck Software <input type="checkbox"/> Other	<input type="checkbox"/> IRC 2006	<input type="checkbox"/> PA-Alternative Residential Energy Provisions (2006)
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Thermal Enclosure

Windows/Doors (U-value)

Windows _____
 Skylights _____
 Other _____
 Glazed Doors (> 50% glass) _____
 Opaque Doors (≤ 50% glass) _____

Exterior Wall Insulation (R-Value)

Cavity _____
 Continuous (Insulated Sheathing) _____

Roof (R-value)

Standard Truss or Rafter _____
 Raised Heel/Energy Truss _____
 Cathedral Ceiling _____

Floors (R-Value)

Over Unconditioned Space (unconditioned basements, vented
 crawlspaces, garages, etc.) _____
 Floors Exposed to Outside Air _____

Crawlspace Walls (Non-vented Crawlspace)

Cavity _____
 Continuous (Insulated Sheathing) _____

Basement Walls - % above ground

Front	%
Rear	%
Left Side	%
Right Side	%

Slab Insulation (required if slab is < 12" below grade)

Required	Actual
U-	U-
U-	U-
U-	U-
U-	U-
U-	U-

R-	R-
R-	R-

R-	R-
R-	R-
R-	R-

R-	R-
R-	R-

R-	R-
R-	R-

If ≤ 50% R-10 Continuous R-13 Cavity	R-
	R-
	R-
	R-
If > 50% R-19 or R-13+5	R-
R-__ @ __ft <small>Add R-5 if heated slab</small>	R-__ @ __ft

Recessed Light Fixtures Type:

☐ ASTM E-283

☐ Other (list) _____

Mechanical

Equipment Efficiency (For PA Alternative Trade-off; REScheck Performance Alternative)

Furnace _____ AFUE

Air Conditioner _____ SEER

Heat Pump _____ HSPF

Duct Insulation

Location of Duct	Compliance Option	
	IECC+IRC	PA-Alt
Outside of the Building	8	8
Within Insulated Outside Walls or Floors ¹	8 ¹	8 ¹
Unconditioned Attics	8	8
Unconditioned Basements	8	6
Vented Crawlspace, and Garages	8	8

Note: ¹ R-6 allowed in Floor Trusses

Pipe Insulation: R-2 (minimum)

Applies to HVAC piping < 55°F or >105°F, and Circulating Hot Water Piping

PA- Alternative Residential Energy Provisions – Trade-offs Section PA 502

Tradeoff	Component	Reduced R-value	Minimum Equipment Efficiency ^{c,d}					
			South		Central		North	
			AFUE ^a	HSPF ^b	AFUE ^a	HSPF ^b	AFUE ^a	HSPF ^b
A	Walls between conditioned and unconditioned spaces ^e	R-13	NA	NA	83	8.3	84	9.0
	Floors over unconditioned basements	R-19						
B	Duct insulation Unconditioned Basement	R-4	83 ^g	8.6	84 ^g	9.1	85 ^g	10.6
	Attic & Exterior Walls ^f	R-6	81	8.6 ^g	83 ^g	9.0 ^g	83	10.0 ^g
C	Walls between conditioned and unconditioned spaces ^e	R-13	NA	NA	89	9.8	91	12.2
	Floors over unconditioned basements	R-19						
	Duct insulation ^g Unconditioned Basement	R-4						
	Attic & Exterior Walls ^f	R-6						

- Annual Fuel Utilization Efficiency (AFUE) applies to oil and gas furnaces and boilers.
- Heating Seasonal Performance Factor (HSPF) applies to heat pumps.
- Any Seasonal Energy Efficiency Ratio (SEER) may be used for air conditioning equipment.
- For buildings with multiple furnaces, boilers or heat pumps having different AFUE or HSPF values, use the capacity weighted average of the efficiency ratings of the installed equipment to determine whether the building complies with the minimum equipment performance requirement.
- Examples include, but are not limited to, walls between the house and garage, and basement stairway walls and ceiling when the floor above an unconditioned basement is insulated.
- Ducts in exterior walls with insulated sheathing of R-5 or more do not need to be insulated.
- If ducts are located in both the attic and unconditioned basement, R-6 can be used for the attic ducts and R-4 can be used for the unconditioned basement ducts.

Plumbing Isometric Design

Roof Line

2nd Floor

1st Floor

Basement

A large rectangular box divided into three horizontal sections for plumbing isometric design. The sections are labeled on the left as 'Roof Line', '2nd Floor', '1st Floor', and 'Basement'.