

Township of O'Hara Residential Building & Zoning Package



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Section I: General Permit Information

Whether it is as simple as building a shed or deck, or as complex as a new home or addition, O'Hara Township realizes that there are many things to consider when undertaking a new residential construction project.

The Residential Building and Zoning Package will help you complete the construction process. In it you will find the information you need to complete the building permit and construction inspection process from filing the correct information to getting a final inspection.

If there are any questions, or additional information is required, do not hesitate to contact the Department of Community Development at (412) 784-1784, extension 213.

➤ **A Residential Building and/or Zoning Permit is required prior to the construction of the following:**

1. New homes
2. Additions
3. Garages
4. Decks, porches
5. Deck roof, porch roof
6. Chimneys and built-in fireplaces
7. Remodeling/Alterations/Repairs
8. Roof - changes to the roof (such as adding dormers or in changing from a flat roof to a gable roof)
9. Sheds
10. Fencing
11. Swimming pools - (in-ground and above ground)
12. Spas/hot tubs - indoors and outdoors
13. Finished basements - permits are required when new walls, doors, windows, bedrooms, or other habitable spaces or passageways are created
14. Installation/changes to plumbing/mechanical/electrical - additions to, alterations of, or relocations
15. New driveways
16. Changes to roof drainage, French drains, stormwater

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA FOR O'HARA TOWNSHIP

Building design shall be regulated by the International Residential Code and the local design criteria established in this table.

GROUND SNOW LOAD	WIND SPEED* (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN CATEGORY	ICE SHIELD UNDER-LAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY					
25	90	A	SEVERE	36"	MOD/HVY	SLT/MOD	0-20	YES	FEMA	1500 OR LESS	50

Section II: Submittal Requirements

1. APPLICATION & FORMS

A. COMPLETE & SIGN THE FOLLOWING APPLICATION & FORMS

1. Permit Applicationpg. 6
2. Required Inspection Checklistpg. 8
3. Permit Agreementpg. 9
4. Insurance Addendumpg. 10-11
5. Dirt, Mud, Debris Removalpg. 13
6. Safety Standardspg. 14
7. Pennsylvania Energy Provision Worksheetpg 15-16
8. Envelope & Duct Testing Optionspg 17

2. ZONING REGULATIONS / SITE PLAN REQUIREMENTS

A. **PLOT PLAN OR LOT SURVEY** - A drawing of the lot that shows its dimensions and bearings, the existing house, or proposed house or new structure and its distance from the property lines. O'Hara Township requires that all site plans be based on an existing survey which is required to be submitted with the application. The following **MUST** be included on the site plan:

1. **BUILDING LINE** and any **EASEMENTS** or **RIGHTS-OF-WAY**.
2. **DISTANCE** of any proposed addition or structure to any **BUILDING LINE** or **PROPERTY LINE**.
3. Additionally, the site plan must include details on the location, size and elevations of **ALL** utilities. This includes the sanitary and storm sewer connection locations. For all new construction, basement elevation must be shown along with the sanitary and storm sewer invert elevations to permit sewer line connections. The location of sewer manholes must be indicated on the plan. Manholes are required to be visible at all times and may not be covered under any circumstances.
4. Stormwater management plans shall be submitted in accordance with Township Ordinance #1228. The details, including size and location of the proposed sump, bioretention, etc. must be shown on the site plan. Specifications are available upon request.
5. Details on the location and grade of the proposed driveway must be included. Drainage information for driveway runoff is to be included.

3. GRADING, EROSION & SEDIMENTATION, HIGHWAY OCCUPANCY, ETC.

- A. All new construction is required to submit a grading plan which shows both existing and proposed contours. If the project is minor in nature, a written narrative describing the amount of grading to be done must be submitted with the application and approved by the Township Engineer
- B. Soil erosion and sedimentation control plans must be submitted. If appropriate this information can be included on your site plan.
- C. If located on a state highway, a Highway Occupancy Permit issued by PennDOT must be provided prior to the issuance of any permit.

4. BUILDING CODES/COMPLIANCE

A. **TWO (2) SETS OF CONSTRUCTION DRAWINGS OR BLUEPRINTS** signed and sealed by an architect or engineer must be submitted with the Residential Building Permit Application in conformance with Section R106 (Plans shall be drawn to scale and be of sufficient clarity to indicate the nature and extent of the work proposed and conformance to the provisions of this code.)

1. Drawings may not need to be prepared by an architect or engineer if the work is of a minor nature, but must be drawn clearly, accurately to scale, and with sufficient detail. Sketches and doodles cannot be accepted.
2. **Details that must be shown:**
 - a. Footer - size of the footer which must be below the frost line of thirty-six (36") inches; reinforcing size and spacing as required.
 - b. Foundation wall - size of block, course height, backfill height, reinforcing as required, anchor bolts size and spacing.
 - c. Floor joists - size and spacing of floor joists; floor sheathing - type & thickness.
 - d. Walls - Type of construction of walls, such as 2" x 4" wood stud spacing; interior finish, such as 5/8" gypsum board.
 - e. Walls exterior coverings - Exterior covering of walls, such as brick or siding
 - f. Floor or wall beams - size and material of any beam supporting floors or walls
 - g. Doors, windows (headers or lintels) - size and type of header or lintel over any opening such as doors and windows
 - h. Ceiling joists - size and spacing of ceiling joists
 - i. Rafters - size, space of rafters, and type of wood
 - j. Roof or floor trusses - size and spacing of roof or floor trusses; pre-manufactured truss details.
 - k. Roof - Pitch or slope of the roof and type of wood sheathing, type of covering shingles, etc.
 - l. Elevations - front, side & rear elevations (if applicable)
 - m. The attached Energy Provisions Worksheet must be completed. Choose path of compliance and submit required documentation. (Res-Check calculations - see www.energycodes.gov or provide required energy specifications)
 - n. HVAC plans indicating location of equipment, supply ducts, returns, etc. must be submitted. Submit HVAC load calculation.
 - o. Complete and sign the air sealing and duct sealing testing option sheet.

Section III: Residential Building Permit Application

1. LOCATION OF PROPERTY (Including lot # & plan, and street address):

Lot # / Plan or Development Street # Street Name Suite # (If applicable)

2. DESCRIPTION OF CONSTRUCTION ACTIVITY: _____

3. TYPE OF PERMIT(S) REQUESTED: (CHECK ALL THAT APPLY)

BUILDING FIRE PROTECTION ELECTRICAL MECHANICAL DEMOLITION

4. ESTIMATED COST OF CONSTRUCTION: \$ _____

5. _____
(OWNER NAME) (Phone) (Fax)

(Street Address) (City, State, & Zip Code)

6. _____
(CONTRACTOR/COMPANY) (Phone) (Fax)

(Street Address) (City, State, & Zip Code)

7. _____
(ARCHITECT) (Phone) (Fax)

(Street Address) (City, State, & Zip Code)

8. Applicant is HOMEOWNER: YES NO

9. WORKER'S COMP CERTIFICATE PROVIDED WITH APPLICATION: YES NO

10. Applicant is EXEMPT (NOTARIZED STATEMENT REQUIRED) YES NO

11. LOT & BLOCK #: _____ ZONING DISTRICT: _____

12. NUMBER OF STORIES: _____

I hereby acknowledge the information contained herein is true and correct and I hereby agree that all applicable provisions of the O'Hara Township Codes shall be met.

****Please submit two (2) sets of plans with your completed submission****

****Please check with your Homeowner's Association prior to applying for building/zoning permits****

APPLICANT'S SIGNATURE

DATE

PRINT NAME

E-MAIL

(FOR TOWNSHIP USE ONLY)

TOTAL SQUARE FOOTAGE: _____

ZHB # IF APPLICABLE: _____

CONSTRUCTION TYPE CLASSIFICATION: _____

FLOODPLAIN: YES NO

BUILDING USE CLASSIFICATION: _____

SETBACKS:

FRONT _____ **REAR** _____

LEFT SIDE _____ **RIGHT SIDE** _____

LOT COVERAGE _____

BUILDING PERMIT FEE: _____

ELECTRICAL PERMIT FEE: _____

OCCUPANCY PERMIT FEE: _____

SANITARY SEWER TAP-IN FEE: _____

STORM SEWER TAP-IN FEE: _____

STREET OPENING FEE: _____

FIRE SUPPRESSION FEE: _____

MECHANICAL FEE: _____

PA STATE ADMINISTRATIVE FEE: \$4.00

CONDITIONS OF ISSUANCE: _____

Building Code Official

Approval Date

Section IV: Required Inspection Checklist

The following are required inspections to be aware of:

- A. **FOOTER INSPECTION:** footer inspection made after construction driveway is installed, caissons have been drilled or trenches cut and/or forms erected and required reinforcing steel in place.
- B. **FOUNDATION INSPECTION:** made after foundation is completed, French drain installed, dampproofing is applied, and prior to the start of any framing to verify vertical reinforcement.
- C. **STRESSED CONCRETE FLOOR OR DECK:** the inspection must be made when the forms are in place and reinforcing steel is in position.
- D. **ELECTRICAL:** performed by the Township's Inspection Agency.
 - SERVICE CONNECTION
 - ROUGH WIRE
 - FINAL ELECTRICAL
- E. **PLUMBING:** as required by Allegheny County Health Department. Sanitary and storm tap-ins must be witnessed by the Township.
- F. **SPRINKLERS:** as required by the Allegheny County Health Department.
- G. **DRYWALL:** after installation of all drywall, but before taping & sealing of fasteners
- H. **ENERGY COMPLIANCE:** at intervals necessary to determine compliance. (See page # 17)
- I. **STRUCTURAL FRAMING, PLUMBING, MECHANICAL, ROUGH IN INSPECTION:** when all structural framing is completed and prior to insulation and covering of framing, and the electrical system has been inspected as specified above.
- J. **FIRE BLOCKING/FIRE SEPARATION**
- K. **MASONRY:** while masonry is in the process of being installed.
- L. **DOWNSPOUT AND RAIN LEADERS:** to their point of termination.
- M. **FINAL INSPECTION:** made after construction is completed, final electrical inspection verified, structure is made ready for occupancy, and a final as-built dwelling survey is supplied.

CERTIFICATE OF COMPLIANCE - Certificate of Compliance cannot be issued until Final Inspection and approval are given. Failure to obtain Certificate of Compliance will result in fine and penalties as prescribed by Municipal Ordinance. "Request for Certificate of Compliance" for newly constructed residences must be in writing and must state the expected move-in date and the names of the new owners or occupants. Written request for Certificate of Compliance must be received at least five (5) days before move-in date.

I have reviewed and understand the above listed inspections are required by state law.

Applicant Signature

Date

THIS FORM MUST BE SIGNED BY THE OWNER OF THE PROPERTY

PERMIT AGREEMENT

In consideration of the issuance by the Township of O'Hara (the "Township") of a building or grading permit to the undersigned applicant (the "Applicant"), the Applicant acknowledges that, in reviewing plans and specifications, in issuing permits, and in inspecting work of the Applicant, employees of the Township are only performing their duties to require compliance with the minimum requirements of the applicable ordinances of the Township pursuant to the police power of the Township, and are not warranting to the Applicant or to any third party the quality or adequacy of the design, engineering or work of the Applicant. Applicant further acknowledges that it will not be possible for the Township to review every aspect of Applicant's design and engineering or to inspect every aspect of Applicant's work. Accordingly, neither the Township nor any of its elected or appointed officials or employees shall have any liability to the Applicant for defects or shortcomings in such design, engineering or work, even if it is alleged that such defects or shortcomings should have been discovered during the Township's review or inspection.

Furthermore, the Applicant agrees to defend, hold harmless and indemnify the Township, its elected and appointed officials and employees from and against any and all claims, demands, actions and causes of action of any one or more third parties arising out of or relating to the Township's review or inspection of the Applicant's design, engineering or work or issuance of a permit or permits, or arising out of or relating to the design, engineering or work done by Applicant pursuant to such permit or permits. All references in this Agreement to Applicant include Applicant's employees, agents, independent contractors, subcontractors or any other persons or entities performing work pursuant to the issuance of the building or grading permit by the Township.

Property Owner Signature

Building Permit No./Job Location

Date Permit Issued/Type of Work

Grading Permit No.

Date Permit Issued

THIS SIGNED FORM MUST BE RETURNED TO THE TOWNSHIP OFFICE FOR RECORD

Addendum to Building Permit

I. The applicant for the building permit, in compliance with Act 44 of 1993, hereby submits (check one):

- Certificate of Insurance (please attach)
- Certificate of Self-Insurance (please attach)
- Affidavit of Exemption

II. If an exemption is being claimed, please complete the following; and sign in the presence of a notary public:

Basis for exemption (check one):

- Applicant is an individual who owns the property
- Contractor/Applicant is a sole proprietorship without employees
- Contractor/Applicant is a corporation, and the only employees working on the project have and are qualified as "Executive Employees" under Section 104 of the Workers' Compensation Act. Please explain:

- All of the contractor/applicant's employees on the project are exempt on religious grounds under Section 304.2 of the Workers' Compensation Act. Please explain:

- Other - Please explain:

Name of Applicant: _____

Address: _____

City: _____ State: _____ Zip Code _____

Applicant's federal or state employer identification number (EIN): _____

1. Any subcontractors used on this project will be required to carry their own workers' compensation coverage.
2. The applicant is not permitted to employ any individual to perform work on this project pursuant to the permit in violation of the Act.
3. Violation of the Workers' Compensation Act or the terms of this permit will subject the applicant to a stop-work order and other fines and penalties provided by law.

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF ALLEGHENY

On this _____ day of _____, 201____,

before me, _____, notary public, the undersigned personally appeared _____

_____ known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seals.

Notary Public _____

My signature on behalf of or as the contractor/applicant 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 falsifications to authorities.

Signature

Name (Please Print)

Title

Name of Company

Pennsylvania League of Cities and Municipalities.

Note: Applicant's Copy to be attached to permit and posted.
Municipality's Copy to be filed with its permit copy.

MUST BE SIGNED IN PRESENCE OF NOTARY.

**Township of O'Hara
Restoration of Street Openings**

Restoration of openings in the Township of O'Hara's rights-of-way is to be as follows:

1. Cut all edged of existing pavement vertically.
2. Backfill excavated area to a maximum of six (6") inches below the existing pavement elevation with an approved granular material. Approved materials are 2RC stone placed in six (6") layers and thoroughly compacted. Granular backfill shall extend two (2') feet outside the paved surface. Outside of these limits the existing material may be replaced and seeded if in a grassed area.
3. Tack coat the vertical surfaces of the existing pavement.
4. Place four (4") inches compacted thickness of bituminous concrete base course.
5. Place two (2") inches compacted thickness of ID-2 surface course.
6. All joints shall be sealed with bituminous material placed in a minimum two (2") inch wide strip and sprinkled with sand or No. 1 course aggregate to prevent pick-up by traffic.

The restoration procedure for roads in RIDC Industrial Park is similar with the exception of the replacement pavement thickness. For these roads the compacted thickness for bituminous concrete base course is five (5") inches, followed by two (2") inches compacted thickness of ID-2 binder and two (2") inches of ID-2 surface course.

ORDINANCE NO. 1226
Section 301.4

Section 301.4. Interest of Public Safety

It shall be unlawful for any dirt, mud, soil, stone or debris to be washed, tracked or otherwise deposited upon the pavement of any street. Any dirt, mud, soil, stone or debris deposited upon the pavement of any street shall be completely removed before 5:00 pm of the same day. Preventative control measures and intermediate cleanings may be deemed necessary by the Township.

RECEIPT FORM FOR ORDINANCE NO. 1226 SECTION 301.4

I have read the above Ordinance No. 1226, Section 301.4 and understand that I must comply with it during my construction project. It is also understood that fines may be assessed or the Refundable Cash Deposit submitted for this project may be used to correct any violation of this Ordinance and that the job may be shut down if at any time unsafe conditions are created by the depositing of mud or dirt on any Township road.

Signature Applicant/Owner

Date Signed

FOR TOWNSHIP USE ONLY

Building Permit No. _____ Job Location/Address _____

Refundable Cash Deposit Received: \$ _____

Date Received: _____ Check #: _____

Name of Depositor: _____

Address: _____

THIS SIGNED FORM MUST BE RETURNED TO THE TOWNSHIP OFFICE FOR RECORD

SAFETY STANDARDS

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

SIGNATURE OF APPLICANT/OWNER

DATE SIGNED

**THIS SIGNED FORM MUST BE RETURNED TO THE TOWNSHIP OFFICE FOR RECORD PRIOR
TO THE ISSUANCE OF ANY PERMITS**

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 ^g	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						
	Floors over unconditioned basements	R-19						
	Duct insulation ^g Unconditioned Basement	R-4	NA	NA	89	9.8	91	12.2
	Attic & Exterior Walls ^f	R-6						

- a. Annual Fuel Utilization Efficiency (AFUE) applies to oil and gas furnaces and boilers.
- b. Heating Seasonal Performance Factor (HSPF) applies to heat pumps.
- c. Any Seasonal Energy Efficiency Ratio (SEER) may be used for air conditioning equipment.
- d. 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.
- e. 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.
- f. Ducts in exterior walls with insulated sheathing of R-5 or more do not need to be insulated.
- g. 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

Section VI: Testing Options: Envelope & Duct Sealing

(Testing Options must be selected for each item.)

1. **Building envelope air sealing & insulation.** Building envelope air tightness and insulation installation shall be demonstrated to comply with one of the following options. Please indicate which option you will use:

Testing Option. Tested air leakage is less than 7 ACH when tested with a blower door at a pressure of 50 pascals (0.007 psi) in accordance with ASHRAE 119 Air Leakage Performance for Detached Single Family Residential Buildings. Testing shall occur after rough-in and after installation of penetrations of the building envelope, including penetrations for utilities, plumbing, electrical, ventilation and combustion appliances. See PA304.2.1 for complete requirements.

Visual Inspection Option. The items listed in Table PA304.2.2 applicable to the method of construction, are field verified. Where required by the code official, an approved party independent from the installer of the insulation shall inspect the air barrier and insulation. See PA304.2.2 for complete requirements.

2. **Mechanical Systems: Duct Sealing.** Ducts air handlers, filter boxes and building cavities used as ducts shall be sealed. Joints and seams shall comply with IRC Section 1601.4. Please choose either option 1 or 2 for duct tightness testing or exception if it applies.

Option 1. **Post-construction test:** Leakage to outdoors shall be less than or equal to 8 cfm (3.78 L/s) per 100 s.f. of conditioned floor area or a total leakage less than or equal to 12 cfm (5.66 L/s) per 100 s.f. of conditioned floor area when tested at a pressure differential of 0.1 inch w.g. (25Pa) including the manufacturers air handler. (See PA402.2 for complete requirements.)

Option 2. **Rough-in test:** Total leakage shall be less than or equal to 6 cfm (2.83 L/s) per 100 s.f. of conditioned floor area when tested at a pressure differential of 0.1 inch w.g (25 Pa) including the manufacturers air handler. See PA 402.2 for complete requirements.

Exception: Duct tightness test is not required if the air handler and all ducts are located within conditioned space.

Compliance Statement: The proposed building design described herein is consistent with the building plan, specifications and other information submitted with the building permit application. Additionally, the building and its systems will comply with all requirements of the 2009 Pennsylvania Residential Energy Provisions.

Name (Print)

Signature

Date