

TOWNSHIP OF PINE
230 PEARCE MILL ROAD
WEXFORD, PA 15090
(724) 625-1591

PA State Uniform Construction Code
Residential Building Permit Submission Requirements – Pools and Accessory Structures

NOTE: EFFECTIVE DECEMBER 31, 2009, THE 2009 INTERNATIONAL RESIDENTIAL CODE IS APPLICABLE.

Submission Requirements:

The following residential projects are required to obtain Township of Pine Building and/or Zoning Permits prior to the start of construction:

- Accessory structures (sheds, detached garages, and fences over 6 foot)
- Pools and Pool Houses
- A **Grading Permit** is required for any retaining wall exceeding 4 feet in height

The following items must be submitted with the completed Building Permit Application:

- Two sets of drawings of the proposed construction.
- Two copies of the site plan/survey indicating the location of the proposed structure.
- The general contractor for the project shall provide a completed workers compensation insurance certificate or notarized exemption form.

Fees:

The cost of the building permit is based on the builder's estimate. See Fee Schedule for amounts.

Accessory Structures:

The following building line setbacks are required for accessory structures:

- **Pools:** Pools are required to maintain a minimum of 20 feet from all property lines and 10 feet from all structures. This is measured from the edge of any elevated structure including pool walls, decks, or retaining walls.
- **Sheds, Garages, Car Ports, and Fences over 6 feet:** These structures are required to maintain a minimum of 20 feet from rear property lines and 10 feet from side property lines, and 10 feet from all other structures.

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Residential Inspection Schedule: Accessory Structures and Pools

The Building Permit Applicant agrees to comply with the provisions of the Township of Pine Ordinances, Codes, and Regulations, and with all applicable laws and regulations of Allegheny County, Commonwealth of Pennsylvania and the United States, whether or not specified in these requirements.

NOTE: One business day notice is required to schedule inspection requests: 724-625-1636.

NOTE: Accessory Structures, defined as exempt under ACT 45, shall be inspected for zoning compliance only.

Zoning Requirements (Pools and some accessory structures): Schedule structure location inspection prior to any concrete pours or construction of structure framing.

Footings: Schedule inspection following forming and trenching and prior to concrete pour.

General Framing: Schedule rough frame inspection following rough-in electrical, plumbing, and mechanical installations (if applicable) and prior to the placement of any wall covering or decking.

Plumbing, Mechanical, and Electrical (If Applicable): Plumbing and electrical inspections should be scheduled with the appropriate agency/inspector as required. Mechanical inspections will be included with the general framing and final inspections.

Final/Occupancy: Schedule inspection when all required items are complete.