

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 FEBRUARY 14, 2022, THE 2018 INTERNATIONAL RESIDENTIAL CODE IS APPLICABLE.

Submission Requirements:

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

- Accessory structures (sheds, detached garages, and fences over 6 feet)
- 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. Pools should submit info or specs on fence type. Supporting engineering for walls over 4 feet in height shall be submitted.
- Two copies of the site plan/survey indicating the location of the proposed structure.
- The general contractor for the project shall provide a completed worker's compensation insurance certificate or notarized exemption form.
- If the proposed pool project with the concrete and other improvements is disturbing over 2,178 square feet and less than 5,000 square feet of impervious surfaces, a Small Project Stormwater Management Plan Application must be submitted.

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 and accessory slides and spas attached to the pool are required to maintain a minimum of 20 feet from all property lines and 10 feet from the principal structure. This is measured from the edge of an elevated structure, including pool walls, spas, slides, 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 the principal structure.

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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 before any concrete pours or construction of structure frame.

Footings: Schedule inspection following forming and trenching and before the concrete pour.

General Framing: Schedule rough frame inspection following rough-in electrical, plumbing, and mechanical installations (if applicable) and before 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 if framing members are left exposed.

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

Chapter 84. Zoning

Article VI. Requirements Applying to All Districts

§ 84-106. Fences, boundary fences and walls.

The following requirements for fencing and walls apply to all districts in Pine:

- A. No fence or wall exceeding six feet in height shall be erected, replaced, or altered unless an application has been made, and a permit issued by, the Zoning Officer.
- B. Fences may be permitted on lots with no principal use subject to the requirements of this section.
- C. Fence location.
 - (1) Unless otherwise stated, no fence exceeding four feet in height shall be allowed within the otherwise applicable front yard setback area of the zoning district in which the fence is located.
 - (2) Fences and all supporting structures must be entirely on the property of the party erecting the fence and shall not encroach upon a public right-of-way.
- D. Fence heights.
 - (1) The height of all fences or walls shall be measured from the finished grade to the top of the fence.
 - (2) Unless otherwise stated, no fence or wall shall exceed six feet in height.
 - (3) A fence of no more than 10 feet in height shall be allowed to enclose a private or public tennis court, basketball, or sports courts provided that the fence is not more than 60% solid.
 - (4) A fence enclosing a private swimming pool shall be allowed, provided that the fence is not more than 60% solid.
 - (5) Unless otherwise stated, fences or walls in nonresidential districts abutting residential districts shall not exceed six feet in height.
 - (6) A fence no more than 10 feet shall be allowed to enclose a school, playground or park provided that the fence is not more than 60% solid.
 - (7) A fence height may be increased to eight feet in height when the installation of the fence is intended to restrict deer from a property. However, the top two feet of any such fence shall be no more than 60% solid.
- E. Fence design.
 - (1) All fences shall be so installed so that the finished side shall face outward; all bracing shall be on the inside of the fence.
 - (2) Where walls and fences are desired, they shall be of a material compatible with the building materials utilized on the principal structure.
 - (3) All fences and walls shall be maintained and, when necessary, repaired, removed or replaced.
- F. Street intersections. No fence shall be installed that obstructs sight distance at street intersections or interferes with the required clear sight triangle.