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# BOROUGH OF AMBRIDGE

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*Department of Building Inspection & Code Enforcement*

600 Eleventh Street  
Ambridge, PA 15003-2377  
(724) 266-4070  
FAX: (724) 266-9191

## CONSTRUCTION PERMIT INSTRUCTIONS

ALL INFORMATION IS REQUIRED UNDER THE COMMONWEALTH OF PENNSYLVANIA UNIFORM CONSTRUCTION CODE, ACT NO. 45 OF 1999.

1. Application for plan examination and building permit, worker's compensation addendum, O.S.H.A. safety standards signoff, and zoning, historic district and flood hazard signoff shall be completed and returned to the Municipality along with the required plans.
2. Residential construction projects: Three (3) sets of building plans and/or specifications (if required) are to be submitted with the application and will be subject to a code compliance plan review. **See below regarding fence applications\***

Commercial construction projects: Three (3) sets of building plans and/or specifications are to be submitted with the application. Commercial drawings must be sealed by a Pennsylvania registered design professional and will be subject to a code compliance plan review.

3. Where applicable and requested by the Municipality, a site plan (survey) shall be submitted with the application.
4. The Municipality **MUST** sign-off on the Zoning, Historical District and Flood Hazard form. Plan review for construction permits will not proceed until these approvals have been granted by the Municipality.

### **\*SPECIFIC INFORMATION REQUIRED WITH FENCE PERMIT APPLICATIONS (for zoning approval):**

In addition to the permit application for a new or replacement fence you must also submit a plot plan of your property indicating your property lines, location of your house, garage and other structures, any existing fence and the location of the proposed fence. You will need to include dimensions on your plot plan and a description of the proposed fence such as height and type.

NOTE: This list is not all- inclusive and the Municipality reserves the right to add, delete, and/or change this requirement list at any time. Additional information may be required by the Municipality in order to approve and issue a permit.



# BOROUGH OF AMBRIDGE

DEPARTMENT OF ZONING

600 11th Street  
Ambridge, PA 15003-2377  
Office: 724-266-4070  
FAX: 724-266-9191  
E-mail: codes@ambridgeboro.org

## ZONING, HISTORIC DISTRICT AND FLOOD HAZARD SIGNOFF

### Location of Property

Address: \_\_\_\_\_ Date: \_\_\_\_\_

Parcel Number: \_\_\_\_\_ Zoning District: \_\_\_\_\_

### Current Property Owner Information:

Name: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Company: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Address: \_\_\_\_\_

? ZONING AND/OR HISTORICAL DISTRICT COMPLIANCE CERTIFICATES WILL BE ACCEPTED IN LIEU OF THIS FORM.

? APPLICANT/OWNER IS RESPONSIBLE FOR OBTAINING REQUIRED HIGHWAY OCCUPANCY PERMITS FROM THE PA DEPARTMENT OF TRANSPORTATION AS REQUIRED UNDER SECTION 402 OF THE STATE HIGHWAY LAW (36 P.S. §670-420, AS WELL AS COMPLIANCE WITH THE REQUIREMENTS OF THE BOROUGH SEWER AND WATER AUTHORITIES, WHETHER SPECIFIED OR NOT.

FOR BOROUGH USE ONLY

### ZONING SIGNOFF

APPROVED

DOES NOT APPLY

comments: \_\_\_\_\_

### HISTORICAL DISTRICT SIGNOFF

APPROVED

DOES NOT APPLY

comments: \_\_\_\_\_

### FLOOD HAZARD AREA

YES

NO

IF YES COMPLIANCE WITH §403.62A(D)(1)(2)(3) IS REQUIRED

comments: \_\_\_\_\_

Authorized by: \_\_\_\_\_, ZONING OFFICER Date: \_\_\_\_\_



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## O.S.H.A SAFETY STANDARDS SIGNOFF

LOCATION OF PROPERTY: \_\_\_\_\_

PARCEL NUMBER: \_\_\_\_\_

*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/DEMOLITION PROJECT.*

\_\_\_\_\_  
Signature of Applicant/Owner/Contractor

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date Signed



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## WORKER'S COMPENSATION ADDENDUM

LOCATION OF PROPERTY: \_\_\_\_\_

PARCEL NUMBER: \_\_\_\_\_

### PART I

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

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

### PART II

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: \_\_\_\_\_

\_\_\_\_\_

*My signature on behalf of or as the contractor/applicant for this building permit constitutes my verification that the statement contained here are true, and that I am subject to the penalty of 18 PA C.S.A. §4904 relating to un-sworn falsifications to authorities.*

\_\_\_\_\_  
Signature of Applicant/Owner/Contractor

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date Signed

- 1 Any subcontractor 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 & other fines & penalties provided by law.

APPLICATION FOR PLAN EXAMINATION AND BUILDING PERMIT

Commercial building permit

Residential building permit

Temporary use permit

\*Project Address      City,      State, Zip      Tax id #      Subdivision      Lot#      Block #      Zoning District

\*Applicant name (print)      Applicant phone & E-mail      Applicant mailing address (print)

\*Property owners name (print)      Owners phone & E-mail      Property owners mailing address (print)

\*Design Professionals name (print)      Designers phone and E-mail      Designers mailing address (print)

\*General Contractors name (print)      GC's phone & E-mail      GC's mailing address (print)

\*Approx. cost of project: \_\_\_\_\_

\*Description of project (new const., addition, alteration, repair, footing/foundation only, temporary use, etc.)  
**(\*Attach all completed documents with drawings and submit directly to the Municipality\*)**

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and I/we agree to conform to all applicable laws of this jurisdiction. I understand a minimum of three (3) sets of drawings/plans are required for processing. Application is not valid and cannot be processed without signature below.

- A permit will not be issued without Municipal Zoning approval.
- A permit will not be issued without receipt of permit fee paid to the Municipality.
- Home improvement contractors are required to demonstrate registry with the PA Attorney's office to the Municipality.
- Contractors performing asbestos and/or lead abatement or removal must be certified by the Pa Dept of Labor and Industry.

Applicant Signature

Print name

Date

NIRA Consulting Engineers is a Certified Third Party Agency as per the requirements of the Pennsylvania Uniform Construction Code.



**NIRA CONSULTING ENGINEERS, INC.**  
**PA UNIFORM CONSTRUCTION CODE**  
**COMMERCIAL CONSTRUCTION PERMIT AND INSPECTION FEE SCHEDULE**  
**Fee Per Square Foot of Construction (Gross Aggregate)<sup>1, 2, 6</sup>**

Group	Description	Fee Per Square Foot
A-1	Assembly, theaters with stage	.40
	Assembly, theaters without stage	.40
A-2	Assembly, nightclubs	.40
	Assembly, restaurants, bars, banquet halls	.40
A-3	Assembly, churches	.40
	Assembly, general, community halls, libraries, museums	.40
A-4	Assembly, arenas	.40
B	Business	.40
E	Education	.40
F-1	Factory and Industrial, moderate hazard	.30
F-2	Factory and Industrial, low hazard	.30
H-1	High Hazard, explosives	.50
H-2 through H-4	High Hazard	.50
H-5	Hazardous Production	.50
I-1	Institutional, supervised environment	.40
I-2	Institutional, incapacitated	.40
I-3	Institutional, restrained	.40
I-4	Institutional, day care	.40
M	Mercantile	.40
R-1	Residential, hotels	.40
R-2	Residential, multiple family	.40
R-3 <sup>3, 4, 5</sup>	Residential, one & two family	.40
R-4	Residential, care/assisted living	.40
S-1	Storage, moderate hazard	.30
S-2	Storage, low hazard	.25
U <sup>5, 8, 9</sup>	Utility, miscellaneous > 350 sq. ft.	.25
All Groups – field consultations and misc builder requested inspections		hourly

<sup>1</sup> For performing Mechanical, Plumbing, Electrical, Fuel Gas, Energy Conservation, or Fire Protection Inspections add 20% to the above fees for each trade.

<sup>2</sup> Permit fees may increase or decrease subject to degree of construction complexity, completeness and number of trips to job site required. Applicant will be advised of permit cost after review of Permit Application.

<sup>3</sup> Square footage for residential one & two family dwellings shall be calculated based upon maximum building footprint.

<sup>4</sup> Manufactured (HUD) homes & mobile homes shall be inspected for a flat fee of \$350.00

<sup>5</sup> Decks, porches, roof replacement, etc. accessory to one and two family dwellings shall be inspected for a flat fee of \$85.00

<sup>6</sup> Minimum Construction Permit and Inspection Fees

a. New Construction (Minimum Fee) \$300.00

b. Miscellaneous Alterations/Additions/Repairs (Minimum Fee) \$250.00

<sup>7</sup> A 20% Municipal Administration Fee will be added to the General Permit Fee. (Commercial only.)

<sup>8</sup> In ground pools including electric (Minimum Fee) \$250.00

<sup>9</sup> Above ground pools including electric (Minimum Fee) \$175.00

**NIRA CONSULTING ENGINEERS, INC.  
PA UNIFORM CONSTRUCTION CODE  
COMMERCIAL PLAN REVIEW FEES**

The following rates for UCC Plan Review are fees charged by NIRA Engineers. These fees will be paid by the applicant to the Municipality. All plan review applications are available at the Municipal Office or at the offices of NIRA Consulting Engineers. Additional filing fees may be assessed by the Municipality at their option.

All initial commercial reviews will be completed within twenty-five (25) business days from receipt of the Permit Application. All initial residential reviews will be completed within fifteen (15) business days from receipt of the Permit Application.

Compliance with the PA Uniform Construction Code  
**New Construction, Renovations and/or Additions General For Construction Plan Review Fees  
Includes Accessibility Review**

Use Groups "B", "E", "M", "R-1", "R-2", "R-3".....	\$ .20/square foot (up to 15,000 s.f.) See Note 4, 5
Plus.....	\$ .10/square foot (15,001 s.f. up to Total s.f.) See Note 4, 5
Use Groups "A", "F", "H", & "I".....	\$ .25/square foot (up to 12,000 s.f.) See Note 4, 5
Plus.....	\$ .12/square foot (12,001 s.f. up to Total s.f.) See Note 4, 5
Use Groups "S", "U" .....	\$ .20/square foot (up to 12,000 s.f.) See Note 4, 5
Plus.....	\$ .10/square foot (12,001 s.f. up to Total s.f.) See Note 4, 5

1. Review fees reflect an initial plan review & review of one subsequent revision. Any additional required reviews will be conducted at 50% of the original review cost. (Commercial Only)
2. Square footage shall include the aggregate sum of each floor level of new constructions, additions, or renovations including porches, attics, storage, mechanical areas, breezeways, etc.
3. Residential (One and Two Family Dwellings) New Construction Minimum Fee.....\$250.00  
     Additions and alterations (Minimum Fee).....\$250.00
4. Miscellaneous (Commercial Only) Plan Reviews
  - a. New Construction (Minimum Fee) \$250.00
  - b. Alterations/Repairs (Minimum Fee) \$250.00
  - c. Stand alone Mechanical, Plumbing, Electrical & Fire Protection Hourly Rate
  - d. Preliminary Review and Consultation (Height & Area & Type of Construction) Hourly Rate
5. **For each Mechanical, Electrical, Plumbing, Fire Protection, Energy Conservation or Fuel Gas Plan Review, Add 20% to General Construction Plan Review Fee.**
6. **Review fees may increase or decrease subject to degree of construction complexity, completeness and detail of drawings. Applicant will be advised of plan review cost after review of Permit Application and before start of review.**
7. **A 20% surcharge on the General plan review fee will be added for Municipal Administrative Costs.**
8. **All permits add \$4.00 UCC fee.**

- "A" Assembly Use Groups. This includes assembly occupancies. This is further designated as particular use groups including: A-1 Theaters and rooms with stages; A-2 restaurants & nightclubs where alcohol is served; A-3 places of worship and lecture halls where alcohol is not predominately served; A-4 viewing of indoor sporting events; A-5 outdoor sporting events.
- "B" Business Use. This includes office buildings, outpatient medical facilities, dry cleaning, professional business, etc.
- "E" Education Use. Building where education is provided including schools, certain daycares & vocational training.
- "F" Factory Use. Buildings where production occurs.
- "H" Hazardous Use. Buildings where hazardous materials are manufactured, stored or used in production.
- "I" Institutional Uses. Includes hospitals, rehab facilities, prisons, etc.
- "M" Mercantile Uses. This includes buildings where the display of goods are sold.
- "R" Residential Uses. This includes building where persons reside and sleep. Further designated as: R-1 hotels/motels; R-2 non-transient occupants i.e. dormitories, boarding houses; R-3 are multi-family residences; R-4 single family and townhouses.
- "S" Storage Buildings
- "U" Utility buildings. This includes accessory structures, garages, barns.

## **NIRA CONSULTING ENGINEERS, INC. RESIDENTIAL PLAN REVIEW FEES**

Preliminary Review Fee is 25% of the construction document review fee. This fee is credited to final construction document review fee.

Construction document review fee is based upon the Occupancy Classification and gross square footage. Review fees are for New Construction and Additions and Alterations.

### **IBC Occupancy Classification-General Constr.**

"S" & "U" & R3 (one and two family dwelling)

### **Fee**

Up to and including 12,000 sq. ft. = \$.20/sq.ft.  
Greater than 12,000 sq. ft. = \$2400 + \$.10/sq.ft.

Minimum Fee: \$250.00

"R-3" (one & two family dwellings)  
Additions, Alterations and Repairs

Minimum Fee: \$125.00

### NOTES:

1. For each Mechanical, Electrical, Plumbing, Fire Protection, Energy or Fuel Gas Plan Review, Add 20% to the Above General Construction Plan Review Fee.
2. Review fees may increase or decrease subject to the degree of construction complexity, completeness and detail of construction.
3. All permits add UCC fee of \$4.00. (Surcharge for PA Dept of Continuing Education)



**NIRA CONSULTING ENGINEERS, INC.**  
**PA UNIFORM CONSTRUCTION CODE**  
**GENERAL CONSTRUCTION PERMIT AND INSPECTION FEE SCHEDULE**  
**Fee Per Square Foot of Construction (Gross Aggregate)<sup>1, 2, 6</sup>**

**RESIDENTIAL CONSTRUCTION PERMIT FEES**

**EXHIBIT "A"**

Group	Description	Fee Per Square Foot
R-2	Residential, multiple family	.40
R-3 <sup>3, 4, 5</sup>	Residential, one & two family	.40
S-1	Storage, moderate hazard	.30
S-2	Storage, low hazard	.25
U <sup>5, 8, 9</sup>	Utility, miscellaneous > 350 sq. ft.	.25
All groups – field consultations and misc builder requested inspections		hourly

Alterations and Additions	.40/sq. ft.
Accessory Structure – with foundation	175.00
Accessory Structure – without foundation	85.00
Accessory Structure Demolition Permit	50.00
Residential Demolition Permit	100.00

<sup>1</sup> For performing Mechanical, Plumbing, Electrical, Energy, Fuel Gas or Fire Protection Inspections add 20% to the above fees for each trade.

<sup>2</sup> Permit fees may increase or decrease subject to degree of construction complexity, completeness and number of trips to job site required. Applicant will be advised of permit cost after review of Permit Application.

<sup>3</sup> Square footage for residential one & two family dwellings shall be calculated based upon maximum building footprint.

<sup>4</sup> Manufactured (HUD) homes and mobile homes shall be inspected for a flat fee of \$350.00

<sup>5</sup> Decks, porches, roof replacement, etc. accessory to one and two family dwellings shall be inspected for a flat fee of \$85.00

<sup>6</sup> Minimum Construction Permit and Inspection Fees

a. New Construction (Minimum Fee) \$250.00

b. Miscellaneous Alterations/Additions/Repairs (Minimum Fee) \$175.00

<sup>8</sup> In ground pools including electric (Minimum Fee) \$250.00

<sup>9</sup> Above ground pools including electric (Minimum Fee) \$175.00





## ■ Construction documents required ■

As per the requirements of § 403.42a of the Pennsylvania Uniform Construction Code, all applications relevant to commercial construction, projects shall be accompanied by three (3) sets of sealed and signed documents from a registered design professional.

As per the requirements of the Pennsylvania Licensure Law, the first page of each set of three sets shall include an original seal and signature of the design professional and subsequent pages of each set may include a facsimile of the seal and signature.

Each of the three (3) sets of drawings shall include specifications that indicate the code by which the plans are to be reviewed, as well as code compliance for all the proposed work including but not limited to the following trades/disciplines:

- Architectural
- Structural
- Mechanical
- Electrical
- Plumbing
- Fire systems
- Fuel gas systems
- Energy compliance
- Accessibility

