

APPLICATION FOR ZONING PERMIT
FRANKLIN TOWNSHIP

Permit #: _____

Date _____

Name of Applicant _____

Phone Number _____

Name of Contractor _____

Phone Number _____

1. PURPOSE OF PERMIT: New Construction ___ Addition ___ Alteration ___ Sign ___
Fence ___ Other (Specify) _____

2. LOCATION: House number & Street name _____
Name of Subdivision _____ Lot No, _____
Tax Parcel Number _____ Zoning Dist. _____

3. PROPERTY SIZE: Width _____ Length _____ Lot Area _____

4. SET BACK FROM PROPERTY LINES:
Front _____ ft. Rear _____ ft. Side _____ ft. & _____ ft.

5. DIMENSION OF PROPOSED BUILDING: Width _____ ft. Depth. _____ ft.
Area _____ sq. ft. No. of stories _____ Height _____ ft.

6. INTENDED USE OF BUILDING: ___ Residence ___ Duplex ___ Apartment
___ Garage ___ No. of Vehicles ___ Commercial ___ Other (Specify)

7. ESTIMATE STARTING DATE _____ COMPLETION DATE _____

8. COST OF NEW BUILDING OR IMPROVEMENT _____

9. FLOOD PLAIN STATUS ___ YES ___ NO Map Number _____

I the undersigned do hereby certify that the above information and the accompanying plans and plot are true and correct.

Signature

Fee paid _____

Zoning Officer

Application and plans
___ Approved ___ Disapproved

A Zoning Permit does not constitute a UCC Building Permit

FRANKLIN TOWNSHIP ZONING PERMIT ATTACHMENTS

SITE PLAN AND BUILDING PLAN MUST ACCOMPANY ANY APPLICATION INDICATING:

- A.** Length and width of lot, name of abutting streets, and property owners.
- B.** Distance from side, front, and rear property lines to existing and proposed structures, additions, garages, porches, decks, swimming pools, sheds, etc.
- C.** Dimensions of all existing and proposed structures, additions, porches, decks, pools, sheds, etc.
- D.** Construction drawing

OTHER INFORMATION REQUIRED:

- A.** Contractor's proof of Workmen's Compensation Insurance.
- B.** Valid permit for connection to public sanitary or on-lot sewage disposal permit.
(If sewage facilities are proposed).
- C.** Proof of property ownership or site control.

Building Permit Application

Submit via email: risbuildingpermits@gmail.com

Municipality _____ County: _____ Date: _____

Tax Parcel Number (required): _____ *** Found on tax bill (control number)**
To avoid delays in processing please provide tax parcel number.

Site Address: _____ City _____ State _____ Zip _____

Owner: _____ Phone: _____ Cell _____

Mailing Address: _____

Email Address: _____

Principal Contractor: _____ Phone _____ Cell _____

Contractor's Address: _____ City _____ State _____ Zip _____

TYPE OF WORK OR IMPROVEMENT (Check all that apply)

New Building Addition Relocation Repair Demolition Other Mobile Home

Description of proposed work: (See Plan Requirements for Residential on website to avoid an additional fee.)

Estimated cost of Construction (reasonable fair market value) \$ _____

Water Service: Public Private

Sewer Service: Public Private Septic Permit # _____

Zoning Permit No. _____ **Zoning approval Date:** _____

Please attach a copy of zoning permit

Flood Plain

Is the site located within an identified flood hazard area? YES NO

Will any portion of the flood hazard area be developed? YES NO

Owner/Agent shall verify that any proposed construction and/or development activity complies with the requirements of the National Flood Insurance Program and the Pennsylvania Flood Plain Management Act (Act 166-1978), specifically section 60.3

Lowest Floor level: _____

Historic District

Is the site located within a historic District: YES NO

If construction is proposed within a Historic District, a certificate of appropriateness may be required by the Municipality.

The applicant certifies that all information on this application is correct and the work will be completed in accordance with the "approved" construction documents and PA ACT 45 Uniform Construction Code, and any additional approved building code requirements adopted by the Municipality. The property owner and applicant assumes the responsibility of locating all property lines, setback lines, easements, right of way, flood areas, etc. Issuance of a permit and approval of construction documents shall not be construed as authority to violate, cancel or set aside any provisions of the codes or documents or ordinances of the municipality or any other governing body. The applicant certifies he/she understands all the applicable codes, ordinances and regulations.

Application for a permit shall be made by the owner or lessee of the building or structure, or agent of either, or by the registered design professional employed in connection with the proposed work.

I certify that the code administrator or the code administrator's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

PLAN REVIEW AND LIABILITY DISCLAIMER

Richardson Inspection Services, LLC. recommends that all projects be prepared by a design professional. The intent of the plan review process is to direct the applicant to the applicable code sections pertaining to his project to ensure that upon installation the project will conform to the PA Uniform Construction Code or "UCC". Richardson Inspection Services, LLC. does not guarantee or assume any responsibility for the application of the information provided by the plans review process. It is the responsibility of the persons performing the work to ensure that all the provisions of the UCC that pertain to your project, including compliance with all notes and details provided, are met prior to calling for an inspection. Richardson Inspection Services, LLC. has been hired as the Building Code Official by the municipality and represents only the municipality. Richardson is acting on behalf of the municipality and acting as an employee of the municipality for the purposes of the Tort Claims Act. Richardson Inspection Services, LLC. does not represent the owner of the property and is not working for the owner of the property.

Richardson Inspection Services, LLC. (or any of its employees or subcontractors charged with the enforcement of this code), while acting for the municipality in good faith and without malice in the discharge of the duties required by the UCC or other pertinent law or ordinance, shall not thereby be rendered liable. Richardson Inspection Services, LLC. is hereby relieved from liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of its official duties unless otherwise provided by law.

I hereby certify *as the owner* that the proposed work is authorized.

Owner Signature Date

(Please Note: Owner's agent is NOT authorized to sign on behalf of the owner)

Print Name Site Address

BUILDING PERMIT #: _____

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I hereby certify as the owner that the proposed work is authorized.

Owner Signature

Date

(Please Note: Owner's agent is NOT authorized to sign on behalf of the owner)

Print Name

Site Address

NOTE: In order to avoid delay in the permitting process please submit with the Building permit application.

Revised 8-20-2019

PROCEDURE FOR BUILDING PERMITS

Richardson Inspection Services, LLC.
2879 Mercer Butler Pike (Rte. 258)
Grove City, PA 16127

When applying for a Building Permit from Richardson Inspection Services, LLC. the following items are needed for submittal.

1. **Building permit application** (available on website: [applications/procedures](#))
2. **Set of plans** (see required plans for residential projects: [applications and procedures](#))
3. **Septic Permit** (if new home, adding a bedroom, or if system has been out of use for more than a year)
4. **Driveway permit** (if applicable -contact your Township or Borough)
5. **Zoning permit** (if applicable -contact your Township or Borough)
6. **Plan review and Liability disclaimer signed by owner** (available on website: [applications and procedures](#))
7. **Workman's Comp** (Homeowners doing their own work are exempt)

MUST INCLUDE TAX PARCEL # ON BUILDING PERMIT APPLICATION

After submitting these items your plan review will be processed and your permit available in **1-2 business days**. Note your inspection fees must be paid before receiving your permit. Your permit may be picked up at the municipality or emailed to you depending on location.

Richardson Inspection Services, LLC. guarantees your inspections the next business day if your inspection is called in prior to 3:00 pm Monday thru Friday. Please be sure to schedule all inspections through the office at 724-406-0031.

If you need to reach Jeff, your inspector for code questions, you may contact him directly on his cell phone at 724-992-0401.

Should you have any question or need additional information please feel free to contact our office at 724-406-0031.

NOTE: When calling in your inspections the following information is required:

- Township or Borough or Building permit number
- Site Address
- Type of Inspection
- Your name and Phone number

** Unfortunately, if all the above-mentioned items are not provided your inspection can not be guaranteed the next day.*

Richardson Inspection Services, LLC.
2879 Mercer Butler Pike
Grove City, PA 16127
Phone: (724) 406-0031
Fax: (724) 406-0119

Building Plan Requirements for Residential Projects

**Note: Plans may be hand drawn and are not required to be to scale.
Plans must be complete to avoid an additional fee.**

1. MUST INCLUDE TAX PARCEL NUMBER ON BUILDING PERMIT APPLICATION
2. FLOOR PLAN SHOWING:
 - a. Exterior dimensions
 - b. Identify use of all rooms
 - c. Size and location of all doors and windows
 - d. Size and location of any stairs
3. FLOOR FRAMING PLAN SHOWING:
 - a. Size, spacing, and orientation of floor joists, piers, and girders
4. ROOF FRAMING PLAN SHOWING:
 - a. Size, spacing, and orientation of roof rafters and ceiling joists
5. WALL SECTION:
 - a. A sectional view showing the footing, foundation, floor joist, wall framing and roof framing. All coverings—wall, ceiling, and roof; and all insulation.

Building Plan Requirements for Commercial Projects

MUST INCLUDE TAX PARCEL # ON BUILDING PERMIT APPLICATION!

All plans shall bear the stamp and signature of the design professional responsible for the design. Plans should be drawn to scale and shall provide the necessary information to verify compliance with the Uniform Construction Code standards listed in PA 35 403.21.

A set of construction drawings shall be submitted and shall include the following information:

- Title Page Drawing: to include the contact information for all design professionals, owners, and owners' agents. Also to include the use of occupancy, type of construction, design criteria utilized, and height and area calculations.
- Site Plan Drawing: The construction documents submitted with the application for permit in accordance with 35 PA 403.42 shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site and distances from lot lines, as well as accessible parking, accessible routes, ramps, stairs, etc.
- Structural Details: To include, but not limited to, footing, foundation, framing, concrete, masonry, steel, stairs, and as applicable, ramps and guard rails. All fire-rated construction must include U.L. design accessibility details page.
- Electrical Drawings: To include all lighting facilities, electrically operated equipment, and electrical circuits required for all service equipment of the building or structure.
- Mechanical Drawings: To include size and type of appliances, construction of flues and chimney system, ventilation air provided, fresh air make-up provided, location of all ducting and piping. Include system sizing information.
- Plumbing Drawings: To include a plan view and a riser diagram with sizes of waste and water piping, and drainage fixture unit loads on stacks and drains.
- Floor Plans: To include location and sizes of all doors, windows, closets, shelving, decks, cabinets, plumbing fixtures, wall and column sizes, thickness and material. Location and type of insulation. To identify the use of all areas and means of egress components. Show tactile exit signs and fire extinguishers.
- Floor and Roof Framing Drawing: To include size, type, location, and anchoring of structural members. NOTE: For Pre-Engineered trusses, floor joists and beams, all cut sheets, bracing, and installation instructions must be available at time of inspection.

Provide the following if applicable: Engineered Soils Report, Special Inspections Required, Sprinkler Plans and Fire Alarm Plans.

For modifications or additions to existing structures the requirements listed above are applicable only for the new construction.

SWIMMING POOLS REGULATIONS

1. A fence or other approved barrier is required for any swimming pool. This fence must be at least 48” tall and have a self-closing, self-latching type gate. The fence can be wood, vinyl, masonry, or chain link. The fence has to prevent the entry of any sphere over 4” in diameter. A chain link fence has to be 1A” or less. Horizontal and ladder type members are NOT allowed as fencing around a pool, in order to keep small children from obtaining access to the pool and risk injury. The fence must be installed prior to filling the pool. Auto covers may not serve as barriers.
2. A site plan must accompany a pool permit application, indicating the location of the pool on the property. The pool and any deck cannot be constructed on any easement.
3. You will need to submit a brochure or other form of written information stating that the pool equipment, such as the filter and pump, has been listed for the purpose intended by an approved agency, such as Underwriters Laboratory.
4. If a deck is going to be constructed with the pool, structural plans for the deck should be submitted. If the deck provides access from the pool to a door leading into the house, the door must have **one** of the following:
 - A. A door alarm and controls located at least 54” high adjacent to the door. The alarm must produce an 85 DBA audible warning signal within 7 seconds after the door has opened.
 - B. A self-closing and self-latching device on the door located at least 54” above the threshold. This option is only available when the door swings away from the pool.
 - C. A powered safety cover with a capacity of 485 pounds. The controls for the cover must be permanently installed and must be a key operated switch. The switch must also be adjacent to the pool.
5. All electrical receptacles used for pools or pool equipment must be GFCI protected and have weatherproof covers that are capable of closing while the plug is in place. Receptacles used for pump equipment can be placed between 5 and 10 feet from the inside rim of the pool, must be single, grounded, and of a twist locking variety. A standard receptacle must be installed between 10 and 20 feet from the pool and shall be GFCI type. All electrical work should be performed by a licensed electrician.
6. All pools must have a means of disconnect within sight of the equipment and not less than a 5 ft. reach path from the water’s edge.
7. Pools and spas with heaters must have covers. For pools/spas 90 degrees and over the cover must have an R-12 insulation factor.
8. Pool heaters must have an on/off switch and a timer. If gas, the pilot light may not burn continuously.

Note: Shenango Township, Lawrence County requires a 6 ft. barrier and/or additional railing around the top perimeter of an above-ground pool.