

Application for Zoning Certificate and/or Building Permit

1. Fill out the Zoning Application and NIRA Application (if applicable) and return it to the Harrison Township Zoning Office.
2. Please allow 10 business days for processing of your Zoning Application.
3. You will be notified when your Zoning Application is approved or denied by the Harrison Township Zoning Officer.
4. Your Zoning Certificate will be issued after the proper fees have been paid to Harrison Township.
5. If a building permit is needed, after #4 above has been completed, the application will be forwarded to NIRA Consulting Engineers, who will then contact you directly.
6. If a building permit is not needed, you may begin your project.

TOWNSHIP OF HARRISON

APPLICATION FOR ZONING CERTIFICATE

DATE: PERMIT NO.

APPLICATION PERMIT FOR: BUILDING REPAIRS REMODELING FENCE SIGNS
 SWIMMING POOLS ADDITIONS DEMOLITION

LOCATION OF PROPOSED WORK:

NATURE OF WORK:

TYPE OF OCCUPANCY AND CONSTRUCTION:

ESTIMATED VALUE OF WORK: \$

WIDTH OF LOT: FT. LENGTH OF LOT: FT. WIDTH OF SIDE YARDS: FT. FT.

DEPTH OF FRONT YARD: FT. DEPTH OF REAR YARD: FT.

TOTAL FLOOR AREA: SQ. FT. DESIGNATION OF ZONING DISTRICT:

OWNER: ADDRESS: PHONE:

BUILDER: ADDRESS: PHONE:

ARCHITECT: ADDRESS: PHONE:

SCHEDULE OF PERMIT FEES

<u>PERMIT FEE</u>	<u>FOR CONSTRUCTION VALUED AT</u>	<u>SIGNS</u>
\$ 22.00	\$ 100 to \$ 5,000	\$ 10.00 SQ. FT.
\$ 32.00	\$ 5,001 to \$ 10,000	
\$ 42.00	\$ 10,001 to \$ 15,000	
\$ 52.00	\$ 15,001 to \$ 20,000	
\$ 2.00	each additional \$ 1,000	

I HEREBY AGREE TO ABIDE BY THE BUILDING CODE OF HARRISON TOWNSHIP AND ALL OTHER APPLICABLE ORDINANCES AND REGULATIONS OF THE TOWNSHIP OF HARRISON AND LAWS OF THE STATE OF PENNSYLVANIA.

SIGNED

TWO SETS OF PLANS, OR SKETCHES, OR PLOT SURVEY ATTACHED.

PERMIT FEE PAID: \$ APPROVED BY:, ZONING OFFICER

DENIED BY:, ZONING OFFICER DATE DENIED:

REASON (S) FOR DENIAL:

CERTIFICATE OF OCCUPANCY (COMPLETION) ISSUED: DATE:

BY:, ZONING OFFICER

APPROVED:

DENIED:

CONSTRUCTION PERMIT INSTRUCTIONS

All information is required under the Commonwealth of Pennsylvania Uniform Construction Code Act No. 45 of 1999.

1. The Harrison Township Zoning and Code Enforcement Department must approve the proposed project prior to application for construction – NO exceptions.
2. Residential Construction Projects: Three (3) sets of building plans and specifications are to be submitted with the application and will be subject to a code compliance plan review.

Commercial Construction Projects: Three (3) sets of building plans and 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. (Please see the detail sheet for commercial applications included in this packet.)

3. Where applicable, a site plan (survey) shall be submitted with the application.

NIRA CONSULTING ENGINEERS, INC.
PA UNIFORM CONSTRUCTION CODE
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 NIRA Consulting Engineers in the name of Harrison Township. 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 thirty (30) 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 and/or Additions Complete Code Review ^{1, 2, 3, 4}

USE GROUP	RATE	AREA
B, R-1, R-2	\$.15	First 15,000 S.F.
	\$.08	15.001 S.F. up to Total S.F.
A, E, H, I	\$.15	First 15,000 S.F.
	\$.10	15.001 S.F. up to Total S.F.
M	\$.13	First 12,000 S.F.
	\$.07	12.001 S.F. up to Total S.F.
F, S, U	\$.12	First 12,000 S.F.
	\$.07	12.001 S.F. up to Total S.F.
Single Family Dwelling and Townhouse (IRC)	\$170.00 per unit	Unlimited Area
Residential Additions, Decks, Accessory Structures, Pools, etc.	\$50.00 per structure	Unlimited Area

¹ Renovations, Alterations, Change of Occupancy or Change of Use Group to existing structures based on 75% of New Construction Review Cost. (Commercial Only)

² Review fees reflect an initial review & review of one subsequent revision. Any additional required reviews will be conducted at 50% of the original review cost. (Commercial Only)

³ Square footage shall include the aggregate sum of each dissimilar floor level.

⁴ A 15% Municipal Administration Fee will be added to the Permit Fee.

Miscellaneous (Commercial Only)	
Minor Commercial Alterations ≤ 1,000 S.F.	\$85.00 per hour
Stand alone Mechanical, Plumbing, Electrical & Fire Protection	\$85.00 per hour
Preliminary Review (Height & Area & Type of Construction)	\$85.00 per hour

- **“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 single family and townhouses; R-4 assisted living residences.
- **“S”** Storage Buildings
- **“U”** Utility buildings. This includes accessory structures, garages, and barns.

NIRA CONSULTING ENGINEERS, INC.
PA UNIFORM CONSTRUCTION CODE
CONSTRUCTION PERMIT AND INSPECTION FEE SCHEDULE
Fee Per Square Foot of Construction (Gross Aggregate)^{1, 2, 6, 7, 8}

Group	Description	Fee Per Square Foot
A-1	Assembly, theaters with stage	.375
	Assembly, theaters without stage	.375
A-2	Assembly, nightclubs	.400
	Assembly, restaurants, bars, banquet halls	.400
A-3	Assembly, churches	.375
	Assembly, general, community halls, libraries, museums	.400
A-4	Assembly, arenas	.350
B	Business	.375
E	Education	.375
F-1	Factory and Industrial, moderate hazard	.275
F-2	Factory and Industrial, low hazard	.275
H-1	High Hazard, explosives	.300
H-2 through H-4	High Hazard	.300
H-5	Hazardous Production	.300
I-1	Institutional, supervised environment	.400
I-2	Institutional, incapacitated	.400
I-3	Institutional, restrained	.400
I-4	Institutional, day care	.400
M	Mercantile	.325
R-1	Residential, hotels	.375
R-2	Residential, multiple family	.375
R-3 ^{3, 4, 5}	Residential, one & two family	.450
R-4	Residential, care/assisted living	.400
S-1	Storage, moderate hazard	.275
S-2	Storage, low hazard	.250
U	Utility, miscellaneous > 350 sq. ft.	.250
All Groups – field consultations and misc builder requested inspections		hourly

- ¹ For performing Mechanical, Plumbing, Electrical, Fuel Gas, Energy Conservation, or Fire Protection Inspections add 15% to the above fees for each trade. (Commercial only)
- ² 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 initial permit cost after review of Permit Application.
- ³ Square footage shall include the aggregate sum of each dissimilar floor level.
- ⁴ Manufactured (HUD) homes & mobile homes shall be inspected for a flat fee of \$350.00
- ⁵ Decks, porches, roof replacement, etc. accessory to one and two family dwellings shall be inspected for a flat fee of: \$135.00
- ⁶ Minimum Construction Permit and Inspection Fees
- a. New Construction (Minimum Fee) \$250.00
- b. Miscellaneous Alterations/Additions/Repairs (Minimum Fee) – (Does not include change of occupancy or use group) \$125.00
- ⁷ A 15% Municipal Administration Fee will be added to the Permit Fee.
- ⁸ Renovations, Alterations, Change of Occupancy or Change of Use Group to existing structures based on 75% of New Construction Permit and Inspection Fees. (Commercial Only)

NIRA THIRD PARTY AGENCY

Itemized Fees for Installations/Alterations not relating to new work or additions

The following fees apply to the installation or alteration of fixtures common with mechanical and electrical work. The following fees do not apply to fixtures installed in conjunction with a Building Permit issued for a new structure or additions. The rate per square foot or hourly rate shall apply where all inspections are conducted by NIRA Consulting Engineers, Inc. The following are stand-alone installations that may occur.

RESIDENTIAL ELECTRICAL

NEC Installation Inspection (2 Site Visits – Rough Inspection (after framing and before insulating), Final Inspection)

- | | | |
|---|-------------|-----------------------------------|
| ➤ Alterations and Additions | \$115.00 | (\$65 each additional inspection) |
| | <i>Plus</i> | |
| ➤ All new Service Equipment up to 400 A | | \$65.00 plus \$10 per meter |

NEC Installation Inspection (4 Site Visits – Temporary, Service, Rough Inspection, Final Inspection)

- | | | |
|-----------------------------------|----------|-----------------------------------|
| ➤ Complete Single Family Dwelling | \$225.00 | (\$65 each additional inspection) |
|-----------------------------------|----------|-----------------------------------|

RESIDENTIAL ELECTRICAL WORK OTHER THAN ADDITONS/ALTERATIONS

NEC Installation Inspection (1 Site Visit only)

- | | | |
|---|--|-----------------------------------|
| ➤ Service Upgrade or Rewire | | \$65.00 plus \$10.00/meter over 1 |
| ➤ Swimming Pools: Above Ground/Hot Tub | | \$75.00 |
| In-Ground | | \$130.00 (2 Site Visits) |
| ➤ Heating/AC Equipment | | \$55.00 per unit |
| ➤ Generators | | \$55.00 per unit |
| ➤ Transformers | | \$80.00 per unit |
| ➤ Appliances (dishwasher, disposal, etc.) | | \$55.00 per unit |



■ 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 of 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



APPLICATION FOR PLAN EXAMINATION AND BUILDING PERMIT

Commercial Building Permit

Residential Building Permit

Temporary Use Permit

▪ Project Address City, State, Zip Tax Parcel 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)

▪ Approximate Cost of Project: _____ **You will not pay any fee's at this time.**

▪ Description of project (new construction, 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.
- All plan review fees are due and payable regardless of the status of the project or non-issuance of the Building Permit.
- 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.

