

RESIDENTIAL BUILDING PERMIT INFORMATION

Why do I need a Building Permit?

Building Permits are required by PA Act 45, the Pennsylvania Construction Code Act of 1999. Act 45 requires that all residential construction in the state comply with the latest version of the International Residential Code. The building inspection department reviews submitted construction plans prior to permit issuance to determine if the plans comply with the building code requirements. After a building permit is issued, periodic on-site inspections of the construction are performed in order to verify compliance with the approved plans, applicable building codes and municipal ordinances.

When do I need a Residential Building Permit?

A building permit is required for all new construction and additions. Building permits are also required for the following projects:

Interior remodeling/alterations that involve structural changes or changes to the means of egress (the exit path from any point in the residence including stairways, ramps, exterior exit balconies, hallways and doors).

New driveways and (public) sidewalks.

Exterior decks where the deck surface is more than thirty inches above grade.

Swimming pools, spas and hot tubs that hold at least 24 inches of water.

Accessory structures (such as detached garages, carports, greenhouses, and storage sheds) over 1000 sq. ft in area. **NOTE: If the accessory structure is less than 1000 sq. ft. and accessory to other than a single family dwelling (such as a duplex or townhouse) a building permit is required.**

Building permits are also required for electrical, plumbing and HVAC system installation, replacement or alteration (ordinary repairs do not require a permit).

What work does not require a permit?

Exterior decks with a floor surface 30 inches or less above grade.

Interior remodeling and alterations that do not involve structural changes or changes to the means of egress.

Replacement of roof covering, installation of aluminum or vinyl siding, and replacement of windows (if no structural framing changes are made).

Replacement of existing concrete flatwork such as sidewalks, driveways and patio slabs.

What are the benefits of a Building Permit?

The building permit review and inspection process will ensure that your project meets minimum standards of safety as specified in the International Residential Code. Building permits are also reviewed for compliance with Findlay Township Zoning regulations.

Once a permitted project is completed, the building department will maintain a record of the plan review and all inspections for the life of the building. When properties are sold, potential buyers often contact the building inspection department to see if permits had been issued for construction or alterations. Property insurers may not cover work done without permits and inspections. A building permit will protect the value of your investment.

How do I get a Building Permit?

Please contact the Findlay Township Building Inspection Department at 724-695-0500. We will be happy to assist you and answer any questions you may have.