

**REQUIREMENTS FOR BUILDING A NEW HOME OR RESIDENTIAL
ADDITION IN FINDLAY TOWNSHIP**

(Revised 1/31/2022)



NEW CONSTRUCTION AND ADDITIONS

CONSTRUCTION OF A NEW DWELLING will require a Building Permit Application, a Use-By-Right (Zoning) Permit Application, and a Certificate of Occupancy Permit Application.

CONSTRUCTION OF AN ADDITION TO AN EXISTING DWELLING will require a Building Permit Application and a Use-By-Right (Zoning) Permit Application only.

Building Permit Applications must be accompanied by two (2) sets of construction plans or electronic plans and two (2) plot plans (surveys) of the property. Contractors shall provide proof of Worker's Compensation Insurance coverage (certificates may be faxed to Findlay Township Building Inspector, 724-695-1700). If the homeowner is performing the work, a Worker's Compensation Insurance Coverage waiver shall be completed.

PLEASE NOTE: ALL PERMIT APPLICATION FEES MUST BE PAID PRIOR TO ISSUANCE OF BUILDING PERMIT.

WATER & SEWER TAP-IN FEES: (As of November 14, 2016)

Water-The fee for a residential water tap is \$2,885.00. (Payable to Findlay Township Municipal Authority)

Sanitary Sewer-The fee for a sanitary sewer tap is \$4,800.00 (Payable Findlay Township Municipal Authority)

TAP-IN FEES MUST BE PAID TO FTMA PRIOR TO ISSUANCE OF BUILDING PERMIT.

Permit application fees for new residential construction & additions

(As of 2/9/06 rev. 11/29/18)

1. Building Permit application fee = \$.20/sq. ft. (or a minimum of \$30.00)
2. Use-By-Right (Zoning) permit application fee = \$25.00
3. Certificate of Occupancy permit application fee = \$25.00
4. Uniform Construction Code fee (levied by PA on each Building Permit) = \$4.50

PERMITTED WORK HOURS

No work shall be permitted between the hours of 8:00 p.m. and 6:30 a.m. or on Sundays or Holidays without the approval of the Board of Supervisors.

DRIVEWAY REQUIREMENTS –Findlay Ordinance # 219

All driveway access from a public or private street, alley or easement and all off-street parking spaces shall have a paved surface extending from the residential street or alley to the garage or parking space(s) (except for driveways in the LDR and AG zoning districts which must have a paved surface extending at least twenty-five (25) feet from the paved residential street).

A driveway must be ten (10) feet wide in the case of a dwelling and not less than twenty-four (24) feet wide in all other cases and shall give access to the parking spaces.

UTILITIES- Findlay Subdivision & Land Development Ordinance Section 103.611.3

All utility lines including, but not limited to, electric, gas, street lighting, cable TV, and telephone shall be placed underground, except where it is demonstrated to the satisfaction of the Board of Supervisors that the underground installation required herein is not feasible because of the physical condition of the lands involved.

**RESIDENTIAL CONSTRUCTION PLAN REQUIREMENTS
FOR NEW CONSTRUCTION AND ADDITIONS
(As required by the 2018 International Residential Code)**

Plans shall be drawn to scale, fully dimensioned and shall be of sufficient clarity to indicate the nature and extent of the work proposed. The plans must contain sufficient detail to show that the project will comply with the 2018 International Residential Code and all relevant laws, ordinances, rules and regulations. Construction documents prepared by a registered design professional may be required if special conditions exist.

The following information shall be included on the construction plans:

Views: Plan (overhead) views of each floor. Label the proposed use of all spaces (bedroom, living room, storage, etc.). Elevations (exterior side views) of all sides.

Footer: depth of footing excavation (min. 36" below finish grade), size of footer (width and thickness), reinforcement (if applicable), stanchion pad sizes and locations. Masonry chimney footer details.

Foundation walls: foundation material (block, concrete, wood, other), thickness of walls, details of reinforcement & grouting if applicable, details of beam bearing points, pier construction details (if applicable), location of anchor bolts or straps, bond beam and/or lintel sizes & bearing points. Include method and materials of dampproofing.

Foundation drains: drain system (perforated pipe, form-a-drain, etc.), size of pipe, pipe bedding & cover, termination point (required to tie in to storm drain if available).

Floors: Size, material and span of all beams/girders supporting floors or walls. Size and location of all piers/columns supporting beams/girders. Size, material & spacing of floor joists or trusses. Sheathing material. Framing details at floor openings and bearing walls. Indicate material and location of all draftstopping.

Walls: Include wall section drawing showing material, size and spacing of framing members, interior and exterior sheathing, insulation, vapor barrier (if applicable), exterior finish material (siding, brick, etc.) and method of wind bracing. Wall section to be from footer to roof.

Roof: Pitch or slope of the roof. Roof live load & snow load design criteria. Material, size and spacing of rafters or trusses (if trusses are used, the design specifications must be submitted with the construction drawings). Roof sheathing, underlayment & covering material. Roof ventilation. Attic access (min. 22" X 30") location.

Mechanical equipment: Show location and type of all heating, ventilation and air conditioning equipment and water heaters. If applicable, indicate combustion air supply for gas burning appliances. (Mechanical equipment and specifications must be taken into account for energy conservation compliance confirmation.

Wood and/or Coal burning heaters: Submit manufacturer's specifications and installation instructions (including all chimney/vent clearance and fireblocking details).

Plumbing fixtures: Indicate location of all toilets, tubs, sinks, lavatories, whirlpool tubs, Jacuzzis, etc.

Smoke detectors: Show the location of all smoke detectors. Smoke detectors are required in each sleeping room, in the hallway in the immediate vicinity of the sleeping rooms and one on each floor, including the basement. All smoke detectors must be hard-wired and interconnected.

Carbon Monoxide Detectors: Show the location of all CO detectors. CO detectors are required in dwellings that contain a fuel-fired appliance or have an attached garage that communicates with the dwelling unit. CO detectors shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms.

RESIDENTIAL CONSTRUCTION PLAN REQUIREMENTS (cont.)

Glazing: Egress windows-Every sleeping room (on any level) shall have at least one window or exterior door approved for emergency egress or rescue. Provide documentation (catalog cut sheets) for all egress windows.

Hazardous locations-All windows in hazardous locations must be glazed with tempered glass bearing a permanent identification mark. Indicate location of tempered windows on plans.

Energy Conservation: Provide verification of compliance with the provisions of the 2018 International Energy Conservation Code (or) the PA Alternative Residential Energy Provisions. ResCheck software (for the 2018 International Energy Conservation code) may be used to demonstrate compliance. Please note that Rescheck Software is free to download at www.energycodes.gov.

Indicate type of insulating material, location, thickness and R-Value (thermal resistance) of all insulation. Indicate whether insulation has vapor retarder. Provide a window and door schedule with the following information for all windows, doors & skylights: Manufacturer, style (double-hung, casement, etc.), model number, size and u-factor (thermal transmittance). Provide BTU rating and energy efficiency rating of all HVAC equipment.

**ZONING REGULATIONS FOR SINGLE FAMILY
RESIDENTIAL DWELLINGS AND ADDITIONS**

Zoning District	Minimum Lot Size	Front Setback	Rear Setback	Side Setback
Agriculture District (AG)	5 Acres	35 feet	60 feet	25 feet
Low Density Residential (LDR)	1 Acre	25 feet	30 feet	15 feet
Medium Density Residential (MDR)	12,000 sq. feet	25 feet	30 feet	15 feet
Village District (VLD)	10,000 sq. feet	20 feet	30 feet	10 feet

PLEASE NOTE: All lots in Imperial Pointe and Westbury have 12.5 foot side yard setbacks as they were approved prior to the 1991 Zoning Ordinance. In addition, Maronda Farms lots have a minimum 15 foot side yard setbacks between dwelling units.

REQUIRED INSPECTIONS

NOTE: 24 HOUR NOTICE REQUIRED FOR ALL INSPECTIONS

Inspections must be performed periodically during all new construction. The inspections required for a particular project will be indicated on the back of the Building Permit placard that is issued with each Building Permit. Building Permit placards must be visible from the street and posted in a location that will enable all inspectors access to sign-off on inspections. The following is a list of the inspections a typical new home will require. Please note that, because of varying methods and materials of construction, the required inspections may vary from one project to another.

BUILDING INSPECTIONS (Call Findlay Twp. Building Insp. @ 724-695-0500)

Footer Insp.: after forming/trenching is complete, reinforcement is placed, and *prior to concrete*.

Foundation Wall Insp.: upon completion of masonry foundation walls and *prior to grouting (if applicable)*. Poured concrete walls shall require an inspection upon completion of forms & reinforcement and *prior to concrete*.

Drain inspections:

Foundation Drain Insp.: *prior to backfill*.

Basement slab Insp.: after slab base is prepared & *prior to placing concrete*.

Prelath (framing) Insp.: *after electrical & plumbing rough-in inspections & prior to insulation*.

Sidewalk & Driveway Insp.: *prior to final grading of lot*.

Sidewalk insp.: *prior to placing concrete*.

Driveway insp.: *prior to placing concrete*.

Exterior Lighting Insp.: *prior to (or during) final inspection*.

Final Inspection: *after completion of all work and prior to occupancy*.

PLUMBING INSPECTIONS (call Findlay Twp. Plumbing Insp. @ 724-695-0500)

Building Drain Inspection: *prior to backfill*.

Building Sewer Inspection: *prior to backfill*.

Water Line Inspection: *prior to backfill*.

Rain Conductor Insp.: *prior to backfill*.

Rough-in Inspection

Final Inspection

ELECTRICAL INSPECTIONS (Electrical inspections are performed by independent, third party inspection agencies.)

Electrical Service Inspection

Electrical Rough-in Inspection

Electrical Final Inspection

MECHANICAL INSPECTIONS (Mechanical inspections are performed by Findlay Township during the framing and final inspection.)

Duct Inspection (furnace, dryer vent, kitchen hood vent and bath exhaust vents)

A/C Condenser, Furnace, Dryer and all Exhaust Fans Inspection

Mechanical Final Inspection

CHECKLIST OF ITEMS TO BE INCLUDED IN APPLICATION FOR BUILDING PERMIT FOR NEW RESIDENTIAL CONSTRUCTION (INCL. ADDITIONS, GARAGES)

I. Plot Plan (survey) requirements: (2 copies required)

- _____ Plot plan (survey) showing all lot lines with bearings and distances at an appropriate scale. Include lot area.
- _____ Existing and proposed contours at a 1 foot interval for all slopes less than 10 %, and 2 foot intervals for slopes between 10 % and 25 %, and 5 foot intervals for all slopes greater than 25 %.
- _____ Show all rights of way and easements across the lot.
- _____ Plot the location of all proposed structures including house, garage, porches, decks, sidewalks, walls, location of yard lamp (12 ½ feet from wedge curb), etc. All driveways shall be included in original permit according to zoning district regulations and prior to occupation. Provide details if different than Township standards.
- _____ Indicate type of house to be constructed (i.e., two story, ranch, split entry, etc).
- _____ Show first floor and garage/basement floor elevations.
- _____ Show location of roof leader drains, yard drains, driveway drains, and connections to yard sump or storm sewer. (No connection of residential storm drains will be permitted to the roadway underdrains). Provide detail of yard sump, if used.
- _____ Show North arrow.
- _____ Show location and size of all utilities available to lot and location and size of service connections. Show connection point to all utilities. Show location of all oil and propane tanks.
- _____ Plan to be signed and sealed by professional engineer of surveyor.

II. Zoning Permit (Use-By-Right) application-one copy required.

III. Occupancy Permit application-one copy required. (for new house only-not required for addition)

IV. Building plans-two copies required or one digital set. (Total square footage or leasable area of house/structure must be included in the space provided on the Building Permit application. *

V. One Copy of Allegheny Co. Health Dept. Septic permit (if needed).

**** Building permit is only valid for what is shown on plans submitted prior to issuance of Building Permit. Any revisions to original plans shall be approved by Building Inspector prior to performing work.***