

Certificate of Occupancy:

- Required before use and occupancy of the home

Permit Expiration:

- Permits are valid for no more than 5 years.
- Construction work must begin within 180 days of permit issuance and may not be suspended or abandoned for more than 180 days after its start date.

Please contact our office should you have a question regarding your project.



A GUIDE TO RESIDENTIAL PERMIT APPLICATIONS AND THE INSPECTION PROCESS

BIU of PA

Building Inspection Underwriters of PA
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Pittsburgh, PA 15237

Phone: 412-766-2565

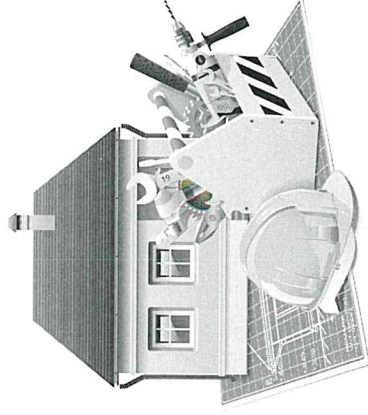
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Building Inspection
Underwriters of
Pennsylvania, Inc.



RESIDENTIAL

Residential Permits:

A permit is **REQUIRED** for:

- New buildings and additions
- Utility and miscellaneous use structures that are attached to one and two family structures
- Alterations that make structural or egress changes to the structure
- Swimming pools and spas

The Uniform Construction Code does not apply to the following structures unless modified by your municipality.

- The following structures if the structure has a building area of less than 1000 square feet and is an accessory to a detached single family dwelling, carports, detached private garages, greenhouses and sheds.
- A permit is not required for the following as long as the work does not violate a law or ordinance:

1. Repairs are considered reconstruction, or renewal of any part of an existing building with like material.
2. Alterations that do not make structural changes to required egress components.

Plan Review Requirements:

Residential plans may be drawn by the homeowner, contractor, or licensed design professional.

At least two sets of plans with the following information shall be submitted:

- Check with your local Municipality regarding zoning or land development approvals.

Electrical Plan Review Requirements

- Location of new electrical devices: receptacles, lights, switches, appliances, panels, sub-panels, and disconnects
- Wiring diagram indicating size and type of wire
- Panel and sub-panel schedules

Residential Permits:

The following inspections are required under the Uniform Construction Code:

Building:

- * Footing/Foundation
- * Frame
- * Insulation
- * Drywall
- * Final

Plumbing:

- * Water/Sewer Open Trench
- * Rough
- * Final

Mechanical:

- * Rough
- * Final

Electrical:

- * Service
- * Rough
- * Final

Building Plan Review Requirements

- Front, rear and side elevations
- Footing/foundation drawing
- Framing plan showing floor, ceiling, and roof details
- Window and door schedule
- Location of all smoke detectors
- "R" value of wall and ceiling insulation

Plumbing Plan Review Requirements

- Diagram of water system with pipe sizes
- Diagram of drainage and venting system with pipe sizes
- Plumbing fixture types and locations

Mechanical Plan Review Requirements

- Location and size of equipment
- Diagram of air distribution and return air system
- Ventilation and exhaust schedule
- Combustion air requirements for all new appliances
- BTU ratings for all new fuel fired appliances
- Diagram of gas piping including pipe size