

City of
Greensburg

2008



Building &
Zoning
Permit
Application



City of Greensburg

Building & Zoning Approval Requirements & Processes

PREFACE

This Building & Zoning Application package was prepared to help you meet the requirements of the City's Building and Zoning Code requirements. Building/Zoning permits are required for most types of construction and earth moving activities. Some of the specific activities which require a building/zoning permit include: new structures, additions, alterations, parking lot development, sidewalks in the public rights-of-way, demolitions, decks, sheds, swimming pools, etc. **Please contact the Building Code Enforcement and Planning Departments prior to undertaking any of these activities or any similar activity to obtain the requirements for your specific project.**

With the adoption of the City of Greensburg's Building Code, as **mandated** by the Commonwealth of Pennsylvania, effective July 1, 2004, the City began administering and enforcing the Commonwealth of Pennsylvania Construction Code Act, Act 45 of 1999. The City's amended code adopted the Pennsylvania Uniform Construction Code (UCC), revised and restated Chapter 135 of the City Code. Please refer to the City's web page for access to the City Code in its entirety: www.city.greensburg.pa.us

Enclosed you will find the information you need to successfully complete the building/zoning permit application and the construction inspection process. **Please keep in mind that by thoroughly completing the application forms and submitting the necessary information you will enable this office to process your application within a shorter period of time and you will be able to proceed with your construction project sooner.**

If there are questions, or additional information required, **please do not hesitate** to contact, Les Harvey, Building Code Official at 724-838-4305 or lharvey@greensburgpa.org, or Barb Ciampini, Planning Director, 724-838-4335 or bciampini@greensburgpa.org.

Note: The time period allowed for operations on any property sites which have been issued either a land operations permit or a building/zoning permit shall be:

- Monday through Friday---Daylight Savings Time: 6:30AM to 8:00PM
- Monday through Friday---Standard Time: 7:00AM to 7:00PM
- Saturday: 8:00AM to 4:00PM
- Sunday: Operations are not permitted



City of Greensburg

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Minimum Requirements for Building Permit Construction Drawings and Checklist	G	14-24	<input type="checkbox"/>
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Building Permit Inspection Procedures Statement	I	28-29	<input type="checkbox"/>
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CONTENT

ITEM	SECTION	PAGES	√
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PROCEDURES AND REQUIREMENTS FOR OBTAINING A BUILDING PERMIT

1. Applicant must complete and return the following City Application forms and other information, as applicable:
 - a. Site Plan complying with HARB Certificate of Appropriateness, Planning Commission positive review and City Council approval.
 - b. Application for Building/Zoning Permit
 - c. False Fire Alarm Notice
 - d. Permit Agreement
 - e. Worker's Compensation Insurance Addendum
 - f. Municipal Contractor Registration Form
 - g. Minimum Requirements for Building Permit Construction Drawings & Checklist
 - h. Minimum Requirements for Building Permit Construction Drawings for Deck Projects & Checklist
 - i. Building Permit Inspection Procedures Statement.
2. The Building Code Official, Planning Director and/or staff will check the Application for completeness and shall grant or deny the permit application, in whole or in part, within 7- 15 business days of the filing of a complete application, the Building Code Official and/or the Planning Director along with the applicant may agree in writing to extend the deadline by a specific number of days. If the permit application is denied the applicant will be notified in writing of the reasons for denial. If the permit application is approved, the applicant will be notified and the permit will be issued upon receipt of all required fees, e.g., building permit fee, compliance bond, and sanitary sewer tap-in fee to GGSA, etc.
3. Once the building permit is issued the permit holder should follow the required procedures contained in the City of Greensburg Building Permit Inspection Procedures Statement.
4. A Certificate of Occupancy will be issued within 10 business days after the approved occupancy/final inspection has been performed. **NO BUILDING OR PORTION OF A BUILDING MAY BE USED OR OCCUPIED WITHOUT A CERTIFICATE OF OCCUPANCY.**



**CITY OF GREENSBURG
WESTMORELAND COUNTY
APPLICATION FOR BUILDING/ZONING PERMIT**

LOCATION OF PROPOSED WORK OR IMPROVEMENT

Street Address:.....

Parcel & Lot Number:..... County Map Number:.....

Subdivision Name:.....

Owner:..... Phone:..... FAX:.....

Mailing Address:..... E-Mail:.....

Principal Contractor:..... Phone:..... FAX:.....

Mailing Address:..... E-Mail:.....

Architect:..... Phone:..... FAX:.....

Mailing Address:..... E-Mail:.....

Engineer:..... Phone:..... FAX:.....

Mailing Address:..... E-Mail:.....

TYPE OF WORK OR IMPROVEMENT (Check all that apply)

- New Building Addition Alteration Repair Demolition Relocation
- Foundation Only Change of Use Plumbing Mechanical Electrical
- Sidewalks (residential or downtown) Shed Swimming pool (above or inground)
- Other:.....

Describe the proposed work:.....

- Is the site located within an identified flood hazard area? (Check one) yes no
- Will any portion of the flood hazard area be developed? (Check one) yes no
- Is a Penn DOT highway occupancy permit required? (Check one) yes no
- Is this property in a Historic District? (Check one) yes no
- Is this property in a Gateway District? (Check one) yes no
- Is this property in the Downtown District? (Check one) yes no

CONTRACTED TOTAL PROJECT COST OF CONSTRUCTION (attach contract):
\$.....



CITY OF GREENSBURG
◆ NOTICE ◆

TO: All Contractors
FROM: Leslie F. Harvey, Building Code Official
RE: False Fire Alarms

Many homes and all commercial operations have fire and smoke detectors that are tied to a central dispatching center. Many of these detectors are extremely sensitive and can be set off by sawdust, sanding fumes, and other by-products of home construction and general remodeling. These false alarms result in firemen being exposed unnecessarily to the risks that occur when they respond to what they believe to be a real fire. Chapter 92 of the City Code holds those individuals who cause false alarms responsible for their actions and subjects them to fines as prescribed in aforesaid Chapter of the Code (www.city.greensburg.pa.org). **You are directed, therefore to take whatever steps are necessary to prevent false fire alarms as a result of the activities of your employees or any subcontractors, who may be working on the site.** These steps may include, but not be limited to, covering the smoke detectors and/or notifying the alarm company to disregard alarm calls during the hours that work will be in progress. It is vitally important, however, that the alarm system be made fully operational at the conclusion of each day's activities.

The undersigned hereby acknowledges that he/she has read this Notice and fully understands their responsibility to take the appropriate steps to prevent false alarms resulting from their construction activities and those of any subcontractor working on the site and that failure to do so could result in fines as prescribed in the City Code.

CITY USE ONLY

-----	----- <i>Name of Contractor (printed)</i>
-----	----- <i>Signature</i>
-----	----- <i>Date</i>



CITY OF GREENSBURG PERMIT AGREEMENT

In consideration of the issuance by the City of Greensburg (the City) of a building, grading, zoning, permit to the undersigned property owner (s) (the Applicant), the Applicant acknowledges that, in reviewing plans and specifications, in issuing permits and in inspecting work for the Applicant, employees, consultants, elected or appointed officials of the City are only performing their duties to require compliance with the minimum requirements of the applicable codes and ordinances of the City pursuant to the police power of the City and are not warranting to the Applicant or to any third party the quality of adequacy of the design, engineering, or work of the Applicant or their agents or contractors.

Applicant further acknowledges that it will not be possible for the City to review every aspect of the Applicant’s design and engineering or to inspect every aspect of Applicant’s work. Accordingly, neither the City nor and of its elected or appointed officials, consultants, or employees shall have any liability to the Applicant for defects or shortcomings in such design, engineering or work, even if is alleged that such defects or shortcomings should have been discovered during the City’s review or inspections. Furthermore, the Applicant agrees to defined, hold harmless and indemnify the City, its elected and pointed officials, consultants, and employees from and against any and all claims, demands, actions and causes of action of any one or more third parties arising out of or relating to the City’s review or inspection of the Applicant’s design, engineering or work or issuance of a permit or permits, or arising out of or relating to the design, engineering or work done by Applicant pursuant to such permit or permits. All references in the Agreement to Applicant’s design, engineering or work shall include such design, engineering and work which is performed by the Applicant or by the Applicant’s employees, agents, independent contractors, subcontractors or any other person or entities performing work pursuant to the issuance of the Building or grading permit by the City.

Owner’s Signature_____ Date_____

Printed Name_____

Owner’s Signature_____ Date_____

Printed Name_____

Building Address_____

Building Permit Number:_____ Date Issued:_____

Excavation(grading) Permit Number:_____ Date Issued:_____



CITY OF GREENSBURG WORKERS' COMPENSATION INSURANCE ADDENDUM TO BUILDING PERMIT

ALL APPLICANTS MUST COMPLETE THE FOLLOWING AS REQUIRED BY THE PENNSYLVANIA WORKMAN'S COMPENSATION ACT, SECTION 302:

I. Application for

Property Owner:.....

Street Address:.....

Phone Number:..... Cell:.....

E-mail:..... FAX:.....

II. The contractor/applicant for the building permit, in compliance with Act 44 of 1993, hereby submits (*check one*):

- Certificate of Insurance with the City of Greensburg named as policy certificate holder (please attach)
- Certificate of Self-Insurance (please attach)
- Claim of Exemption

III. If a Certificate of Insurance or Self-Insurance has been submitted, please complete the following:

Name of Insurer:
(or Self Insurer)

Address:

City: State: Zip:

Telephone No.: Cell:.....

Policy No.: Coverage Period Ends:

Name of Contractor/Policyholder:

Address:

City: State: Zip:

Telephone No.: Cell:.....

Contractor/Policyholder's Federal/State Employer Identification Number
(EIN):.....

SECTION E



**Workers' Compensation Insurance
Addendum to Building Permit**

1. This policy provides coverage for the requirements of the Workers' Compensation Act, the Occupational Disease Act, and where applicable, the Federal Longshore and Harbor Workers' Compensation Act.
2. The insurer has been notified that the municipality issuing the building permit is to be named as a policy certificate holder.
3. Any subcontractors used on this project will be required to carry their own Workers' Compensation coverage.
4. The contractor/policyholder will notify the municipality of any change in status, cancellation or expiration of Workers' Compensation coverage.
5. Violation of the Workers' Compensation Act or the terms of this permit will subject the contractor/policyholder to a Stop-Work Order and other fines and penalties as provided by law.
6. The contractor/applicant is not permitted to employ any individual to perform work on this project pursuant to the permit in violation of the Act.

IV. If an exemption is being claimed, please complete this section and if applicable, complete and sign the required Workers' Compensation Insurance Affidavit in the presence of a notary public:

Basis for exemption (*check one*):

- Applicant is an individual who owns the property.
 - a) Workers' Compensation Insurance Affidavit attached _____
- Contractor/Applicant is a sole proprietorship without employees.
 - a) Workers' Compensation Insurance Affidavit attached _____
- Contractor/Applicant is a corporation, and the only employees working on the project have and are qualified as "Executive Employees" under Section 104 of the Workers' Compensation Act. Please explain:

- All of the contractor/applicant's employees on the project are exempt on religious grounds under Section 304.2 of the Workers' Compensation Act. Please explain:

- Other. Please explain:



**CITY OF GREENSBURG
WORKERS' COMPENSATION INSURANCE AFFIDAVIT**

The undersigned affirms that he/she is not required to provide workers' compensation insurance under the provisions of Pennsylvania's Workers' Compensation Law for one of the following reasons as indicated:

- Property owner performing own work. **If property owner does hire contractor to perform any work pursuant to building permit, contractor must provide proof of workers' compensation insurance to the municipality. Homeowner assumes liability for contractor compliance with this requirement.**
- Contractor has no employees. **Contractor prohibited by law from employing any individual to perform work pursuant to this building permit unless contractor provides proof of insurance to the municipality.**
- Religious exemption under the Workers' Compensation Law. **All employees of contractor are exempt from workers' compensation insurance. (Attach copies of religious exemption letters for all employees.)**

Signature of Applicant

I understand that failure to comply will result in a Stop-Work Order and that such Order may not be lifted until proper coverage is obtained, as provided by Section 302(e)(4) of the Act of June 2, 1915 (P.L. 736), known as The Pennsylvania Workmen's Compensation Act, reenacted and amended June 21, 1939 and amended December 5, 1974 and amended July 2, 1993. (P.L.)

Subscribed and sworn to before me this _____ day of _____, 20____.

(Signature of Notary Public)

(Seal)



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MY SIGNATURE ON BEHALF OF/OR AS THE CONTRACTOR/APPLICANT FOR THIS BUILDING PERMIT CONSTITUTES MY VERIFICATION THAT THE STATEMENTS CONTAINED HERE ARE TRUE, AND THAT I AM SUBJECT TO THE PENALTY OF 18 PA. C.S.A. §4904 RELATING TO UNSWORN FALSIFICATIONS TO AUTHORITIES.

Signature

Name (Please Print)

Title

Name of Company

NOTE: Applicant's copy to be attached to permit and posted. Municipality's copy to be filed with its permit copy.

:

SECTION E



CITY OF GREENSBURG CONTRACTOR REGISTRATION FORM

This form must be completed by any contractor who engages in any act regulated by the Commonwealth of Pennsylvania Uniform Construction Code (UCC) or by any contractor making application for a building permit.

Name _____

Address _____

Telephone _____ FAX _____ E-mail _____

Driver's License Identification _____

Company _____

Address (if different) _____

Telephone _____ FAX _____ E-mail _____

Tax Number: _____ Federal _____ State _____

Does this company do business under any other name? If so please list:

This company is a (check one):

- Sole Proprietorship
- Partnership
- Corporation
- Limited Liability Company
- Limited Partnership
- Joint Venture
- Other

List name(s) of other partners/shareholders/officers of the corporation with at least 10% interest:

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

SECTION F



City of Greensburg Building & Zoning Approval Requirements & Processes

Does the named registrant or company have insurance/Workman's Compensation coverage?

- Yes, _____ General Liability Yes No
 Automobile Liability Yes No
- No

Name of Insurer _____

Address _____

Telephone () _____

Policy Number _____

***Please attach Certificate of Insurance with City of Greensburg as a certificate holder**

Number of employees:

- 1-4
- 5-10
- 11-20
- 21 +

Identify the nature of the contracting business being registered (check all that apply):

- New Home Construction
- HVAC
- Plumbing
- Electrical
- Masonry/Concrete
- Painting/Plaster
- Roofing
- Deck/Patio
- Waterproofing
- General

List municipality or municipalities of principal operation (defined as 6 or more contracts within the preceding 12 months)

Are you registered with any other municipalities? If so, please list:



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Has any named registrant ever been convicted of a criminal offense related to a home improvement transaction, fraud, theft, a crime of deception or a crime involving fraudulent business practices?

- Yes
- No

Has any named registrant ever had a civil judgment entered against the registrant or a business in which the registrant held an interest that was related to a home improvement transaction?

- Yes
- No

Has any named registrant been suspended or debarred from participating in any Federal, State or local program through which funding or other assistance is provided to consumers for home improvements within the last ten years?

- Yes
- No

Has any named registrant ever been refused a building permit?

- Yes. If yes, identify municipality involved:_____
- No

Has any named registrant ever been refused an occupancy permit after completion of a home improvement contract?

- Yes. If yes, identify municipality involved:_____
- No

Has any named registrant ever been issued a stop work order?

- Yes. If yes, identify municipality involved:_____
- No

How many years has this company been in business?_____

How many contracts have been successfully completed in the last two (2) years?_____

At which financial institution does the company maintain a checking account?

Has the company ever been in bankruptcy? Yes No If Yes, in what year? _____

SECTION F



City of Greensburg

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Please list three customer references:

1. Name _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone No.: _____ Cell: _____

2. Name _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone No.: _____ Cell: _____

3. Name _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone No.: _____ Cell: _____

MY SIGNATURE CONSTITUTES MY VERIFICATION THAT THE STATEMENTS CONTAINED HERE ARE TRUE, AND THAT I AM SUBJECT TO THE PENALTY OF 18 PA. C.S.A. §4904 RELATING TO UNSWORN FALSIFICATIONS TO AUTHORITIES.

Signature _____ Date: _____

Name (Please Print)

Title

SECTION F



City of Greensburg

Building & Zoning Approval Requirements & Processes

CITY OF GREENSBURG

MINIMUM REQUIREMENTS FOR BUILDING PERMIT CONSTRUCTION DRAWINGS PROJECTS & CHECKLIST

GENERAL REQUIREMENTS

The application for building permit must be accompanied by the **completed checklist**, **two (2) sets of construction drawings**, and a **survey** (when applicable) of the property, completed by a surveyor who is registered in the Commonwealth of Pennsylvania. The construction drawings for new construction, alteration, repairs, expansion, addition or modification to buildings or structures shall be prepared by an architect or structural engineer who is registered in the Commonwealth of Pennsylvania. The construction drawings shall include the name and address of the registered design professional and shall be ***signed, sealed and dated*** by the registered design professional. (The Building Code Official may waive the requirement for a registered design professional if it is determined that the proposed work is minor in nature.) The construction drawings shall be drawn to scale and shall be of sufficient clarity to indicate the nature and extent of the work proposed and shall show in detail that the work will conform with the provisions of the Commonwealth of Pennsylvania Uniform Construction Code and the City of Greensburg Codes. See the City's web site for a complete copy of the City Codes: www.city.greensburg.pa.us.

Design criteria must be noted on the first page of the construction drawings and all buildings and structures must be designed in accordance with the criteria.

STRUCTURAL DESIGN CRITERIA

The design criteria, both dead load and live load must be noted on first or second page of the construction drawings for the following structural members:

- Floors, roof, decks/patios/porches/balconies over 30", and ceiling framing—(all framing members)

MANUFACTURED WOOD PRODUCTS

The manufacturer of the prefabricated wood components (roof trusses, floor trusses, glue-laminated beams, composite structural panels, etc.) must submit detailed construction drawings that have been prepared, signed and sealed by a professional structural engineer who is registered in the Commonwealth of Pennsylvania. Shop drawings may be submitted at a later date as determined by the City Code Official.

PLUMBING CONSTRUCTION DRAWING

The City of Greensburg requires a separate permit for all plumbing activity. All plumbing reviews and inspections are done by the City of Greensburg. Please contact Chris Doberneck, Inspector, at 724-838-4306 or cdoberneck@greensburgpa.org. Drawings of all plumbing (for commercial projects) should be submitted to the City. NOTE: The requirements for building sewers ("laterals") ALL PLUMBERS ARE REQUIRED TO CONTACT THE GREATER GREENSBURG SEWAGE AUTHORITY (GGSA) 724-837-1890 BEFORE STARTING ANY BUILDING SEWER WORK IN THE CITY. All building sewers must be inspected and approved by GGSA.

SECTION G



City of Greensburg

Building & Zoning Approval Requirements & Processes

ELECTRICAL AND MECHANICAL CONSTRUCTION DRAWINGS

The City requires the use of a third party agency that is certified by the Commonwealth of Pennsylvania Department of Labor & Industry, currently the third party is **Code.sys Code Consulting**. The third party agency will do the electrical & mechanical plan reviews approval/denial and the required inspections. Electrical drawings should be submitted directly to the third party agency in the format required by them.

CONSTRUCTION DRAWING REVIEW CHECKLIST

The checklist on the following pages must be completed and submitted with the construction drawings. All information must be filled in, checked (√) to indicate that it is included or marked not applicable (N/A). An explanation for any information not marked as included or marked N/A must be given in Section XII - Comments at the end of the checklist. All explanations in the comment section must be correlated to its section number (i.e., Section II, 5, would refer to the footing depth below grade). The drawing page number on which the information is noted must also be identified. This checklist is designed to help you develop an acceptable set of drawings and is not meant to be all inclusive. The building code official may require additional information.

Owners Name: _____ Telephone: _____

Project Address: _____

Agent Name: _____ Telephone: _____

Design Professional
or other contact
regarding information
on construction
drawings: _____ Telephone: _____



CHECK LIST

Section I - Building Planning

√ or N/A	Drawing Page No.	
-----	-----	1. Two (2) sets of construction drawings prepared and sealed, signed and dated, by registered design professional
-----	-----	2. Survey of property (if required) prepared by a registered land surveyor. Stakes must be placed on the property for all new construction in compliance with all zoning setbacks, i.e, offset stakes for required zoning setbacks.
-----	-----	3. Scale marked on drawings
-----	-----	4. Climatic and geographic design criteria
-----	-----	6. Structural design criteria
-----	-----	7. Framing lumber; species, grade, size, spacing and span
-----	-----	8. Framing lumber; minimum bearing requirements
-----	-----	9. Manufactured wood products (shop drawings)
-----	-----	10. Use designation for all rooms/spaces
-----	-----	11.. Dimensions for all rooms/spaces
-----	-----	12. Ceiling heights for all rooms/spaces
-----	-----	13. Typical building cross section
-----	-----	14. Elevation drawings including indication of finished grade; front, sides and rear
-----	-----	15. Windows and doors; size type and location
-----	-----	16. Hazardous glazing locations (safety glazing)
-----	-----	17. Skylight glazing material
-----	-----	18.. 1 3/8" solid core door or 20-minute fire-rated door between garage and living space
-----	-----	19. 5/8" Type X gypsum board or equivalent separation between garage and habitable space
-----	-----	20. Emergency escape and rescue opening from basements with habitable space
-----	-----	21..Emergency escape and rescue opening from every sleeping room
-----	-----	22. Emergency escape and rescue opening net clear opening
-----	-----	23. Emergency escape and rescue opening net clear height and width



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√ or N/A	Drawing Page No.
-----	-----24. Emergency escape and rescue opening sill height above finished floor
-----	-----25. Emergency escape and rescue opening sill height above finished grade
-----	-----26. Width of hallways
-----	-----27. Required exit door; width, height and type
-----	-----28. Floor and stair landings; size and location
-----	-----29. Width of stairways
-----	-----28. Stairs; riser height, tread depth and nosing projection
-----	-----30. Stair headroom
-----	-----31. Stair closed or open riser (if open, give dimension of opening)
-----	-----32. Protection of enclosed accessible space under stairs
-----	-----33. Handrail location and height above nosing
-----	-----34. Handrail type and grip size
-----	-----35. Handrail continuous for full length of flight
-----	-----36. Handrail returned or terminated in newel post
-----	-----37. Guardrail location and height
-----	-----38. Guardrail intermediate rail or ornamental closure spacing
-----	-----39. Smoke alarm locations
-----	-----40. Smoke alarm interconnection and power source
-----	-----41. Foam plastic ½” gypsum board separation from interior of building
-----	-----42. Vapor retarder for all elements comprising the building thermal envelope (if applicable, not necessary for spray foam insulation)
-----	-----43. Pressure treated lumber in areas subject to decay damage
-----	-----44. Termite shield; location, material and type

Section II - Footings and Foundation

√ or N/A	Drawing Page No.
-----	-----1. Presumptive load-bearing value of soil
-----	-----2. Concrete compressive strength
-----	-----3. Footing; width and edge thickness
-----	-----4. Footing; reinforcement size, location and spacing
-----	-----5. Footing depth below grade
-----	-----6. Footing projection
-----	-----7. Footings supporting piers and columns; size, thickness and reinforcement
-----	-----8. Type of foundation walls (masonry, poured concrete, ICF, precast concrete,..
-----	-----9. Precast concrete foundations require engineer’s stamp and manufacturers installation instructions
-----	-----10. Foundation wall height



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√ or N/A	Drawing Page No.
-----	11. Foundation unbalanced backfill height
-----	12. Height of foundation above finished grade
-----	13. Foundation wall thickness
-----	14. Change in foundation wall thickness (masonry veneer ledge); course of solid masonry between thicker wall below and thinner wall above
-----	15. Foundation reinforcement size and spacing
-----	16. Sill plate size and decay protection
-----	17. Type of sill plate anchorage (anchor bolts or anchor straps)
-----	18. Anchor straps require manufacturer's installation instructions
-----	19. Anchor bolts; diameter, spacing, depth of embedment and distance from corners
-----	20. Foundation drains; location, type and size of pipe, depth of gravel cover, size of gravel and filter membrane
-----	21. Dampproofing/Waterproofing system
-----	22. Steel beam; location, size, weight and thickness
-----	23. Steel beam pocket bearing details; thickness of solid masonry
-----	24. Steel columns; size, weight and method of corrosion protection
-----	25. Wood columns; size and method of decay protection
-----	26. Method of column anchorage (prevent lateral displacement)
-----	27. Under-floor space (crawlspace) vented or not vented
-----	28. Vented crawlspace; location and size of openings, vapor retarder
-----	29. Non-vented crawlspaces; indicate if mechanical ventilation or conditioned air, vapor retarder
-----	30. Crawlspace access size and location
-----	31. Crawlspace; distance of crawlspace grade to bottom of floor joist

Section III - Floors

√ or N/A	Drawing Page No.
-----	1. Floor framing details plan
-----	2. Floor joist; species, grade, size, spacing and span
-----	3. Girder and header; species, grade, size, spacing and span
-----	4. Cantilevered joist; ratio of backspan to cantilever, full depth rim joist, blocking and type of connections
-----	5. Double floor joist under parallel bearing partitions
-----	6. Floor joist lateral restraint and bridging; location and method
-----	7. Floor joist framing of openings; header, trimmer joist and tail joist
-----	8. Floor sheathing; type, span rating and thickness
-----	9. Concrete floors (on ground); thickness of slab, compressive strength, thickness of gravel base, size of gravel used for base and vapor retarder



Section IV - Wall Construction

√ or N/A	Drawing Page No.
-----	1. Wall studs (interior and exterior); species, grade, size, spacing and height
-----	2. Girder and header; species, grade, size, span and number of jack studs
-----	3. Wall/corner-bracing; location, length and method
-----	4. Stud wall capped with double top plate
-----	5. Stud wall bottom plate
-----	6. Fireblocking (required to cut off all concealed draft openings both vertical and horizontal); location and material

Section V - Wall Covering

√ or N/A	Drawing Page No.
-----	1. Interior wall covering; type, material, thickness and fastening method (nails, screws, glued or combination)
-----	2. Exterior wall covering material
-----	3. Exterior wall sheathing; type, span rating and thickness
-----	4. Exterior wall weather-resistant sheathing paper
-----	5. Exterior wall flashing (top of doors and windows, chimneys, porches, decks, stairs, roof intersections, etc.)
-----	6. Stone and masonry veneer ties; type, gage, horizontal spacing and area supported
-----	7. Stone and masonry veneer; air space, flashing and weep holes
-----	8. Stone and masonry veneer lintels; size, thickness and bearing

Section VI - Roof and Ceiling Construction

√ or N/A	Drawing Page No.
-----	1. Pitch/slope of roof
-----	2. Roof and ceiling framing details plan
-----	3. Roof rafter; species, grade, size, spacing and span
-----	4. Ceiling joist; species, grade, size, spacing and span
-----	5. Roof rafter framing of openings; header, trimmer rafters and tail rafters
-----	6. Ceiling joist framing of openings; header, trimmer joist and tail joist
-----	7. Roof ridge board; size and thickness
-----	8. Roof valley or hip rafter; size and thickness



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√ or N/A	Drawing Page No.
-----	9. Ceiling joist not parallel to rafters: rafter ties; type, size and spacing
-----	10. Ceiling joist not parallel to rafters: roof ridge beam/girder.
-----	11. Ceiling joist parallel to rafters; distance ends of joist lapped
-----	12. Roof rafter and ceiling joist lateral restraint and bridging; location and method
-----	13. Roof tie-down; type, method and spacing
-----	14. Roof sheathing; type, span rating and thickness
-----	15. Attic access; location and size
-----	16. Roof ventilation for attics and enclosed rafter spaces; location, type, number and size
-----	17. Eave or cornice vents; amount of space provided between insulation and roof sheathing
-----	18. Ceiling covering; type, material, thickness and fastening method (nails, screws, glued or combination)
-----	19. Roof covering; material and class
-----	20. Roof covering underlayment; type, thickness and number of layers
-----	21. Roof flashing; location, method and material
-----	22. Ice shield/protection underlayment; type, material and distance from exterior wall line of building
-----	23. Chimney cricket/saddle; material, height and width

Section VII - Masonry Chimneys and Fireplaces

√ or N/A	Drawing Page No
-----	1. Footings; width, edge thickness, reinforcement and depth below grade
-----	2. Chimney wall; thickness of solid masonry units
-----	3. Termination; height above roof and height above any portion of the building within ten feet
-----	4. Chimney clearances; distance of air space clearance to combustibles
-----	5. Chimney fireblocking; location and material
-----	6. Fireplace flue size
-----	7. Fireplace firebox walls; thickness of solid masonry units
-----	8. Fireplace firebox dimensions; height, width and depth
-----	9. Fireplace lintel; size, location and material
-----	10. Fireplace throat; distance above lintel
-----	11. Fireplace damper; material and distance above fireplace opening
-----	12. Fireplace smoke chamber; thickness of solid masonry units
-----	13. Fireplace smoke chamber dimensions; inside height and width
-----	14. Fireplace hearth slab thickness



City of Greensburg

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√ or N/A	Drawing Page No.
-----	----- 15. Fireplace hearth extension; material, thickness, distance to sides and distance to front
-----	----- 16. Fireplace clearance to combustible material; distance from front, sides and back
-----	----- 17. Fireplace mantel and trim made of combustible material; thickness of material and distance from fireplace opening
-----	----- 18. Fireplace exterior air supply; method and location

Section VIII - Factory Built Chimneys and Fireplaces

√ or N/A	Drawing Page No.
-----	----- 1. Listing and labeling information provided
-----	----- 2. Manufacturer's installation instructions provided
-----	----- 3. Fireplace exterior air supply; method and location

Section IX - Mechanical

√ or N/A	Drawing Page No.
-----	----- 1. Heating, ventilating and air conditioning (HVAC) appliances; location and type of fuel
-----	----- 2. Water heating appliance; location and type of fuel
-----	----- 3. Heating appliances located in garage; height of ignition source above floor and method of protection from impact
-----	----- 4. HVAC appliance access; location and size
-----	----- 5. Heating and cooling equipment; load calculations (system load calculations should be obtained from mechanical contractor prior and submitted prior to mechanical inspection)
-----	----- 6. Duct systems; material, location and size
-----	----- 7. Combustion air; calculations and source
-----	----- 8. Clothes dryer exhaust; length and termination point
-----	----- 9. Range hood exhaust; material and termination point
-----	----- 10. Bathroom exhaust, material and termination point



City of Greensburg Building & Zoning Approval Requirements & Processes

Section X - Energy Efficiency

You must demonstrate compliance with the energy requirements of the Pennsylvania Uniform Construction Code. The preferred and simplest method is to use the REScheck residential compliance program which you can obtain free from the U.S. Department of Energy at www.energycodes.gov. If you do not use the REScheck program, you must provide enough information on the construction drawings to demonstrate compliance with Chapter 11 of the International Residential Code (IRC) or the International Energy Conservation Code (IECC) or Pennsylvania's Alternative Residential Energy Provisions (PAREP).

REScheck Program

√ or Drawing
N/A Page
No.

----- 1. Computer generated compliance record and inspectors checklist provided

Chapter 11 of IRC IECC PAREP

√ or Drawing
N/A Page
No.

- 2. Indicate selected compliance path; IRC, IECC or PAREP
- 3. Climate Zone
- 4. Glazing area; percent of the gross area of the exterior walls
- 5. Glazing/fenestration; U-factor for all skylights, windows, doors, glass block, etc.
- 6. Roof/ceiling insulation; R-value
- 7. Framed wall insulation; R-value
- 8. Floor over non-conditioned space insulation; R-value
- 9. Concrete slab perimeter insulation; R-value and length
- 10. Basement wall insulation; R-value
- 11. Crawl space wall insulation; R-value
- 12. Vapor retarder; location and type
- 13. Air leakage; all joints, seams, penetrations, windows, doors, etc. sealed to limit air movement
- 14. HVAC appliances and equipment; energy efficiency rating
- 15. HVAC duct insulation; R-value and location
- 16. HVAC piping insulation; R-value and location
- 17. Water heating appliance; energy efficiency rating



City of Greensburg
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Requirements & Processes

Building Permit No. _____

CITY OF GREENSBURG

MINIMUM REQUIREMENTS FOR BUILDING PERMIT CONSTRUCTION
DRAWINGS FOR DECK PROJECTS (over 30" from the ground) & CHECKLIST

GENERAL REQUIREMENTS

The application for building permit must be accompanied by the completed checklist and two sets of construction drawings. The construction drawings shall be drawn to scale and shall be of sufficient clarity to indicate the nature and extent of the work proposed and shall show in detail that the work will conform with the provisions of the Commonwealth of Pennsylvania Uniform Construction Code and the City of Greensburg Codes.

CONSTRUCTION DRAWING REVIEW CHECKLIST

The checklist on the following pages must be completed and submitted with the construction drawings for all new construction. All information must be filled in, checked (√) to indicate that it is included or marked not applicable (N/A). An explanation for any information not marked as included or marked N/A must be given in Section V - Comments at the end of the checklist. All explanations in the comment section must be correlated to its section number (i.e., Section II, 3. would refer to footing depth below grade). The drawing page number on which the information is noted must also be identified. This checklist is designed to help you develop an acceptable set of drawings and is not meant to be all inclusive. The building code official may require additional information.

Owners Name: _____ Telephone: _____

Project Address: _____

Agent Name: _____ Telephone: _____

Contact person
regarding information
on construction
drawings:

_____ Telephone: _____

SECTION H



Section I – Deck Planning

√ or N/A	Drawing Page No.
.	
-----	1. Two sets of construction drawings prepared by a registered architect and/or registered engineer.
-----	2. Two copies of the survey prepared by a registered land surveyor, showing all structures both existing and proposed deck.
-----	3. Scale marked on all drawings
-----	4. Structural design criteria; live load deck designed to support
-----	5.. Elevation drawing indicating height of deck above finished grade
-----	6. Deck dimensions

Section II - Footings

√ or N/A	Drawing Page No.
.	
-----	1. Presumptive load-bearing value of soil
-----	2. Concrete compressive strength
-----	3. Footing depth below grade
-----	4. Footings supporting piers, posts and columns; size, thickness of concrete, reinforcement and location

Section III – Floors and Columns

√ or N/A	Page No.
.	
-----	1. Floor framing details plan
-----	2. Floor joist; species, grade, size, spacing and span
-----	3. Girder and header; species, grade, size, spacing and span
-----	4. Cantilevered joist; ratio of backspan to cantilever, full depth rim joist, blocking and type of connections
-----	5. Pressure preservatives treated or natural decay resistance wood
-----	6. Floor joist lateral restraint and bridging; location and method
-----	7. Floor joist framing of openings; header, trimmer joist and tail joist
-----	8. Floor sheathing/decking; type, span rating, thickness and direction
-----	9. Positive anchorage to primary structure; method, type of connector, diameter and spacing
-----	10. Support columns; size, spacing and location
-----	11. Connections to support columns; type of connector, length, diameter and spacing
-----	12. Joist hangers; material, size and location
-----	13. Flashing at house; method, material and location

SECTION H



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Section IV - Stairs, Handrails and Guardrails

√ or Page
N/A No.

- 1. Stair landings; size and location
2. Width of stairways
3. Stairs; riser height and tread depth
4. Stair headroom
5. Stair closed or open riser (if open, give dimensions of opening)
6. Handrail location and height above riser
7. Handrail type and grip size
8. Handrail continuous for full length of flight
9. Handrail returned or terminated in newel post
10. Guardrail location and height
11. Guardrail intermediate rail or ornamental closure spacing
12. Guardrail connection to deck; method, type of connector, length, diameter and spacing
13. Guardrail construction detail; material, size of top rail, bottom rail and intermediate rails

Section V - Comments

Correlate Comments with Section Number

MY SIGNATURE ON BEHALF OF/OR AS THE CONTRACTOR/APPLICANT FOR THIS BUILDING PERMIT CONSTITUTES MY VERIFICATION THAT THE STATEMENTS CONTAINED HERE ARE TRUE, AND THAT I AM SUBJECT TO THE PENALTY OF 18 PA. C.S.A. §4904 RELATING TO UNSWORN FALSIFICATIONS TO AUTHORITIES.

Person Completing Checklist

Signature _____

Name (Please Print) _____

Title _____

Name of Company _____



Building Permit No. _____

CITY OF GREENSBURG BUILDING PERMIT INSPECTION PROCEDURES STATEMENT

I hereby acknowledge that all applicable inspection procedures specified below must be adhered to:

- The building permit must be displayed and the approved construction documents must be kept at the work site and be open to inspection by the Building Code Official until the completion of the construction.
- All building inspections will be conducted during the hours of 8:00 AM- 4:00 PM. All inspections will be BY APPOINTMENT ONLY. The appointment for the occupancy inspection must be made by 3:00 P.M. at least 7 days in advance of the desired inspection date. All other inspection appointments must be made by 3:00 P.M. at least 2 days in advance of the desired inspection date.
- All building sewer inspections will be conducted according to the Greater Greensburg Sewage Authority (GGSA) 724-837-1890
- Inspection #1 PRE-CONSTRUCTION: is to be performed prior to starting any construction. An inspection must be scheduled to verify that all environmental protection controls (straw bales, silt fences, protective tree fencing at drip lines, etc.) are in place, according to the E&S plan provided.
- Inspection #2 FOOTINGS, SUPPORT PADS, ETC.: is to be performed after reinforcing rods are in place and before placing concrete. (All reinforcing rods must be placed on chairs and tied).
- Inspection #3 FOUNDATION AND ENVIRONMENTAL: is to be performed after foundation has been erected and before framing work begins or backfill is installed. Anchor bolts, foundation dampproofing/waterproofing and foundation drains should be in place. (At this time, a certified “as-built” survey prepared by a registered PA Land Surveyor must be provided for all new construction anywhere in the City.) The environmental controls should also be in good working condition.
- Inspection #4 UNDERGROUND PIPING: is to be performed after building sewers (sanitary sewer laterals), rain conductors, foundation drains, and stormwater detention facilities are in place and prior to covering. The requirements for building sewers (“laterals”) in the City are determined by GGSA.
Plumbers are required to contact GGSA, 724-837-1890
All building sewers must be inspected and approved by the GGSA.
Storm water facilities must be inspected by Gibson Thomas Engineering, 724-539-8562

SECTION I



City of Greensburg Building & Zoning Approval Requirements & Processes

- Inspection #5 FRAMING/MECHANICAL: is to be performed after all electrical, plumbing, HVAC and mechanical system rough-in work has been completed and before any insulation or wall/ceiling interior coverings have been installed. Copies of the rough plumbing inspection and rough electrical inspection (Code.sys Code/third party) reports must be provided to the City.
- Inspection #6 ENERGY: is to be performed after all insulation, vapor retarders, caulking, and sealants have been installed and before any wall/ceiling interior coverings have been installed.
- Inspection #7 OCCUPANCY/FINAL: is to be performed after all items pertaining to the issued building permit have been completed and prior to occupancy of any portion of the structure. Note: For all new construction GGSA must perform a reinspection of the sanitary sewer system prior to occupancy. Copies of the final plumbing inspection (third party agency) and the electrical inspection (third-party agency) reports must be provided to the City. "As built" survey prepared by a registered land surveyor is required to be submitted to the City prior to an Occupancy Certificate, if not already submitted as per Inspection #3)

NO WORK MAY BE CONCEALED FROM VIEW, UNTIL THE CITY HAS APPROVED IT.

I fully understand that it is my responsibility to call for inspections and that, if inspections are not made according to procedure, I may be in violation of the Pennsylvania Uniform Construction Code (UCC) and City of Greensburg Codes.and may be subject to prosecution. I also understand that no one may occupy this structure (or portion thereof) until a UCC Certificate of Occupancy is obtained.

Property Owners _____
(printed or typed)

Date: _____

Signature _____

Contractor _____
(printed or typed)

Date: _____

Signature _____

Project Street Address: _____



City of Greensburg
Building & Zoning Approval
Requirements & Processes

Building Permit No. _____

**CITY OF GREENSBURG
CODE COMPLIANCE BOND AGREEMENT**

In consideration of the issuing of a building permits under City of Greensburg Code, which is made part of this agreement and all regulations contained in the Building Officials and Code Administrators Basic Codes, (BOCA), as amended, applicable thereto: a **CODE COMPLIANCE BOND**, in the amount specified below is hereby deposited with the Code Administrator, of the City of Greensburg is insure full code compliance.

REQUIREMENTS AND CONDITIONS

1. A Bond equal to three (3) times the amount of the permit fee will be deposited with the Code Administrator upon granting of building permit.
2. Bond money will be refunded to the pledgor **ONLY** if Certificate of Final Inspection and/or Certificate of Occupancy are issued **BEFORE OCCUPANCY** of premises or **USE** of plumbing covered by permit.
3. Bond money shall become the property of the City of Greensburg if one or more of the following events occur during the Building Permit process:
 - Pledgor fails to contact the City of Greensburg within 6 months regarding a final inspection and/or certificate of occupancy and/or status of project. Building Permits are considered null and void in one year from the date of issuance, and therefore the compliance bond becomes the property of the City of Greensburg.
 - Occupancy or use before final inspection and issuance of applicable certifications
 - Failure to complete landscaping requirements within a six (6) month period from date of issuance of building permit.
 - Failure to complete the project as per the plans submitted with the building permit application.
 - Failure to complete the project as per all City Codes, e.g., building, plumbing, zoning, property maintenance, etc.
4. Pledgor of bond signifies by his/her signature hereto, that he/she has read the conditions above set forth, understands the same and will comply therewith.

Permit Fee \$_____ Bond Amount \$_____

Address of Subject Property_____

Name of Pledgor_____

Signature of Pledgor_____

Witness_____ Date_____

SECTION J



City of Greensburg
Building & Zoning Approval
Requirements & Processes

Building Permit No. _____

**CITY OF GREENSBURG
DEMOLITION NOTIFICATION**

Address of Property:_____

CONTRACTOR IS FULLY RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES HAVING SERVICE CONNECTIONS WITHIN THE STRUCTURE AT THE ABOVE-MENTIONED ADDRESS. CONTRACTOR IS ALSO RESPONSIBLE FOR INSURING THAT ALL UTILITIES ARE SEALED AND PLUGGED IN A SAFE MANNER. I/WE HAVE READ AND UNDERSTAND THIS NOTIFICATION.

Signature of Contractor:_____

Print Name of Contractor:_____

Address of Contractor:_____

Phone Number:_____ FAX_____

Date:_____

Witness to Signature of Contractor:_____



CITY OF GREENSBURG GRADING PERMIT COMMERCIAL PROJECTS

If your project involves earthmoving and grading, you must first receive written approval of your grading plan from the City's consulting Engineering firm, Gibson-Thomas Engineering, 724-539-8562, Doug Siler, PE. The attached application can then be completed and turned in to the Planning Department. You may begin grading prior to the issuance of your UCC/building/compliance permit, if everything is in order.

List of Conditions on the Applicant:

1. The applicant is responsible for the stability of all slopes.
2. Compliance with all requirements of the Westmoreland Conservation District.
3. Fill slopes not to exceed 1 vertical to 2 horizontal.
4. Cut slopes not to exceed 1 vertical to 1- 1 ½ horizontal
5. No blasting or use of explosives
6. All utility companies must be notified, Contact PA One Call.
7. Compliance with all excavation laws.
8. Compliance with all weight limitations on City roads. If weight limits are to be exceeded a permit will be required, and a bond will need to be posted.
9. All soil erosion and sedimentation controls must be in place.
10. Immediately after completion of filling and leveling, the site must be stabilized with the appropriate seeding and mulching.
11. All filling operations are to adhere to sound engineering principals.
12. Applicant must protect all private and public property from damage.
13. The disturbed area must be less than 1 acre.

TAX MAP NO. _____

APPLICATION FOR:

_____ **MINOR EXCAVATION (BETWEEN 25 & 16,000 CUBIC YARDS)**

_____ **MAJOR EXCAVATION (GREATER THAN 16,000 CUBIC YARDS)**

NAME OF PROPERTY OWNER(S): _____

PROPERTY OWNER CONTACT INFORMATION: _____ **CELL**

_____ **E-MAIL ADDRESS**

ADDRESS OF SUBJECT PROPERTY: _____

PURPOSE OF EXCAVATION: _____

SECTION L



City of Greensburg

Building & Zoning Approval Requirements & Processes

GRADING PLANS ATTACHED TO THIS APPLICATION: ___ YES ___ NO

THE APPLICANT UNDERSTANDS AND AGREES TO THE FOLLOWING WITH THE INTENT TO BE LEGALLY BOUND.

THE CITY OF GREENSBURG HAS RECEIVED THE GRADING APPLICATION PLAN SOLELY TO DETERMINE IF IT IS ADEQUATE TO SATISFY THE REQUIREMENTS OF ZONING. BY A DETERMINATION THAT THE PLAN IS ADEQUATE TO MEET THOSE REQUIREMENTS, THE CITY ASSUMES NO RESPONSIBILITY FOR THE IMPLEMENTATION OF THE PLAN OR THE PROPER CONSTRUCTION AND OPERATION OF THE FACILITIES SHOWN ON SAID PLAN. THE DESIGN, STRUCTURE, INTEGRITY AND INSTALLATION OF THE CONTROL MEASURES ARE THE RESPONSIBILITY OF THE LANDOWNER AND/OR THE EARTHMOVER. BEFORE ANY CONSTRUCTION OR EARTHMOVING MAY BEGIN THE APPROPRIATE COUNTY, STATE AND FEDERAL PERMITS MUST BE SECURED FROM THE AGENCY HAVING SPECIFIC PERMITTING AUTHORITY.

**APPLICANT'S
SIGNATURE: _____ DATE: _____**

TITLE: _____

SECTION L



CITY OF GREENSBURG SIDEWALK SPECIFICATIONS

Sidewalks in the City of Greensburg right-of-way must be replaced according to the attached specifications. Refer to **Exhibit A**—Residential or **Exhibit B**—Downtown (Stamped basket weave concrete). City Staff will advise if property is in the designated area.

For purposes of acquiring cost estimates the following information is a guideline to determine material costs: Note: Material ONLY—no labor costs:

- Concrete should cost approximately \$4.00/sq.ft for the sidewalk area (depending on thickness of pour). You may elect to eliminate the grass area and pour a monolithic sidewalk/curb combination in residential areas. If you elect to do that the above cost will pertain to the entire area. If you elect to keep the grass area, the curb is a separate pour and should cost about \$20 /lineal foot. See Exhibit B for the specifications on separate curb.
- The stamped concrete area must be poured prior to concrete walks the same thickness as the walk area, in order to apply the color harder without getting residue on the walk area.
- If you are replacing the existing brick border with the new stamped concrete, remove the brick border and pour over the existing concrete base. If the base isn't good, then the base may have to be replaced.
- The City of Greensburg will make a decision about what needs to be replaced on a property-by-property situation, but in most cases the decision will be to replace the sidewalk and curb from property line to property line.
- Any and all corner sidewalk areas must be handicapped accessible as per City requirements and the requirements of the ADA Federal Law. Failure to create a handicapped curb area will result in criminal charges being filed against the property owner.
- All sidewalk/curb forms must be inspected PRIOR to any pour. Please call 724-838-4305 to schedule an inspection.
- Sidewalks must also be inspected upon completion of the pour. Call the above mentioned phone number.

FAILURE OF THE APPLICANT TO CALL FOR ANY AND ALL REQUIRED INSPECTIONS WILL RESULT IN A CRIMINAL COMPLAINT BEING FILED AGAINST THE PROPERTY OWNER AND/OR CONTRACTOR.

PLEASE NOTE: CONTRACTOR/OWNER SHALL CONTACT THE CODE ENFORCEMENT DEPARTMENT AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO ALL REQUIRED INSPECTIONS. 724-838-4305.

I/WE _____ DO HEREBY STATE THAT THE AFOREMENTIONED PROCEDURES
AND ATTACHED SPECIFICATIONS HAVE BEEN READ AND ARE COMPLETELY UNDERSTOOD.

WITNESS: _____ CONTRACTOR _____

OWNER _____ Date: _____



CITY OF GREENSBURG SWIMMING POOL SPECIFICATIONS

A permit for a swimming pool, both above and inground is required prior to construction. One copy of the manufacturer's brochure and specifications must be submitted with your permit application

Every property that has a swimming pool containing TWENTY FOUR (24) INCHES or more of water in depth at any point shall erect and maintain thereon an adequate enclosure surrounding the property of the pool area, sufficient to make such body of water inaccessible to small children. Such enclosures including gates therein must be not less than FOUR (4) FEET above the underlying ground.

All gates must be self latching with latches placed FOUR (4) FEET above the underlying ground or otherwise made inaccessible from the outside to small children. Fences cannot exceed 6 ½ Feet in height.

Electrical Requirements

- Ground - Fault-Circuit-Interrupters
- Ground-Fault-Circuit- Interrupters shall be contained units,
- Circuit-Breaker, Receptacle types or other Approved types.
- All Electrical work must be inspected by a 3rd party inspection Agency
(The inspection certificate must be provided to the City)

Please note: The compliance bond posted for your pool permit will not be refunded until the pool is inspected and a certificate of occupancy is provided by the City.



**CODE.SYS CODE CONSULTING, INC.
PLAN REVIEW SUBMITTAL FORM
NON-COMMERCIAL PROJECTS**

Applicant Name: _____

Address: _____ City: _____

State/Zip: _____

Telephone number: _____ E-mail: _____

Description of Work

A check made payable to “Code.sys Code Consulting, Inc.” in accordance with the following fee schedule:

- Construction of a new one or two family dwelling: \$125.00
- Construction of an addition to a residential dwelling: \$ 75.00
- Construction of a deck over 30” in height: \$ 50.00

In order for Code.sys to complete a review please attach two (2) copies of the construction drawings to this form along with your check. Thank you.

**CODE.SYS CODE CONSULTING, INC.
COMMERCIAL PROJECTS**

Information on plan review for commercial projects can be accessed at the Code.sys website: www.code-sys.com

When you get to the web site, click on “plan review”, then choose “commercial”. If you have questions please contact Peg Russell at (412) 821-0337, extension 11.



**CITY OF GREENSBURG
BUILDING/ZONING PERMIT
OCCUPANY PERMIT/CLOSE OUT
CHECK LIST**

√ or
N/A

- 1. **As built** survey prepared by a registered PA land surveyor, showing all new construction on site including parking lots, landscaping and other accessory uses, such as detention ponds, other structures, etc.
- 2. Final Inspection Report (from City and Code.sys/third party agency) indicating that all violations are corrected and/or addressed.
- 3. Maintenance bonds for new streets—please refer to the City Code for further required documentation. www.city.greensburg.pa.us
- 4. If this project involved a storm water detention facility, a Maintenance Agreement must be attached, as per the City Code.



EXHIBIT A

RESIDENTIAL SIDEWALK SPECIFICATIONS

CONCRETE SHALL BE OF 1:2:4 MIX (4000 lbs/square inch). WITH NUMBER 10 REINFORCING WIRE MESH (6x6xW1.4xW1.4 WWM), AND SHALL BE WOOD FLOATED, STEEL TROWELED WITH A BROOM FINISH.
UNDER THE ENTIRE WALK A TWO (2) INCH OF GRAVEL BASE SHALL BE PLACED.

MINIMUM THICKNESS FOR CONCRETE

LIGHT RESIDENTIAL	4 INCHES
HEAVY USE AREAS	6 INCHES

SLOPE

¼ INCH PER FOOT TO THE CURB

BASE

3-4 INCHES OF GRAVEL

WIDTH

SAME WIDTH AS ADJOINING WALKS OR THE SAME AS THE ONE BEING REPLACED. SIDEWALK SHALL BE CUT OR SCORED EVERY FIVE (5) FEET AND HAVE ½ INCH THICK EXPANSION JOINT MATERIAL PLACED AT EVERY TWENTY (20) FOOT CUT. EXPANSION JOINT MATERIAL SHALL ALSO BE PLACED ALONG EXISTING BUILDINGS, CURBING AND STEPS.

CURBS

½ INCH REINFORCEMENT RODS CONTINUOUS THROUGH EXPANSION JOINTS. EXPANSION JOINT ON CURB EVERY TWENTY (20) FEET AND A CUT JOINT EVERY TEN (10) FEET.

INSPECTION

INSPECTION IS REQUIRED PRIOR TO THE POURING OF CONCRETE WHEN ALL FORMS AND WIRE MESH ARE IN PLACE. PLEASE CALL 838-4305

- FULL REPLACEMENT OF THE ENTIRE SIDEWALK SLAB/S
- PATCHING IS NOT A PERMITTED REPAIR SOLUTION

SECTION Q



EXHIBIT B

DOWNTOWN SIDEWALK SPECIFICATIONS

CONCRETE SHALL BE OF 1:2:4 MIX (4000 lbs/square inch). WITH NUMBER 10 REINFORCING WIRE MESH (6x6xW1.4xW1.4 WWM), AND SHALL BE WOOD FLOATED, STEEL TROWELED WITH A BROOM FINISH.

UNDER THE ENTIRE WALK A TWO (2) INCHES OF GRAVEL BASE SHALL BE PLACED.

MINIMUM THICKNESS FOR CONCRETE

LIGHT RESIDENTIAL	4 INCHES
HEAVY USE AREAS	6 INCHES

SLOPE

¼ INCH PER FOOT TO THE CURB

BASE

3-4 INCHES OF GRAVEL

WIDTH

SAME WIDTH AS ADJOINING WALKS OR THE SAME AS THE ONE BEING REPLACED. SIDEWALK SHALL BE CUT OR SCORED EVERY FIVE (5) FEET AND HAVE ½ INCH THICK EXPANSION JOINT MATERIAL PLACED AT EVERY TWENTY (20) FOOT CUT. EXPANSION JOINT MATERIAL SHALL ALSO BE PLACED ALONG EXISTING BUILDINGS, CURBING AND STEPS.

CURBS

½ INCH REINFORCEMENT RODS CONTINUOUS THROUGH EXPANSION JOINTS. EXPANSION JOINT ON CURB EVERY TWENTY (20) FEET AND A CUT JOINT EVERY TEN (10) FEET.

INSPECTION

INSPECTION IS REQUIRED PRIOR TO THE POURING OF CONCRETE WHEN ALL FORMS AND WIRE MESH ARE IN PLACE. PLEASE CALL 838-4305

- FULL REPLACEMENT OF ENTIRE SIDEWALK IS REQUIRED (FROM PROPERTY LINE TO PROPERTY LINE)
- PATCHING IS NOT A PERMITTED REPAIR SOLUTION