

**TINO NOCCHI INC. dba
EAST MOUNTAIN INSPECTIONS # A223
PAUCC FIELD INSPECTION REPORT**

Dear East Union Township Building Permit Applicants,

Please complete the enclosed Building Permit Application. You will also find design criteria sheet, Construction specification and Requirements for both commercial and residential projects for your convenience. Three sets of construction documents are required at time of submittals.

Also, site plans and Land Development Plans maybe required, depending on project scope and size.

The fees will be determined in accordance with the existing fee schedule and shall be made payable to East Mountain Inspections. All construction shall be started within 180 days from permit approval and not have a cessation of work for more than 180 days. In the event of a 180 day cessation of work, the permit will be rendered void and fees will be forfeited.

Applications for permit shall be submitted directly to East Union Township at the same time when application for Zoning permit is submitted.

The issuance of a UCC Building Permit does not authorize the start of construction until all other required permits and approvals are secured.

Thank you ahead of time for your cooperation in this matter.



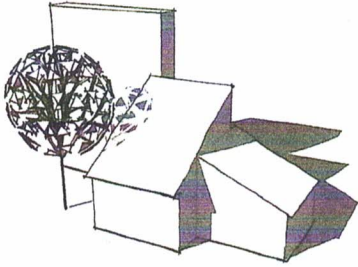
Tino Nocchi

BCO / CCO #821

Tino Nocchi Inc. dba

East Mountain Inspections

3rd Party #A00223



EAST MOUNTAIN INSPECTIONS

PLAN REVIEW **Building Plan Requirements**

Site plan(s) showing to scale the size and location of all new construction and all existing structures on the site. Distances from lot lines, established street grades and the proposed finished grades. Site plan shall be drawn in accordance with an accurate boundary line survey, and include accessibility details: Parking, loading zones, accessible route(s) to building entrances.

Three (3) sets of plans and specifications signed and sealed by a registered design professional licensed in the state where the construction is to be performed. Plans shall include the following information.

- (a) Front, rear and side elevations
- (b) Type(s) construction
- (c) Use group(s) and use of each area or room
- (d) Occupant load of each area or room
- (e) Means of egress plan
- (f) Rated assembly details with design numbers
- (g) Window, door and finish schedule
- (h) Design loads and design calculations
- (i) Shop and prefabricated component drawings
- (j) Wall, floor, roof and foundation sections
- (k) Details, connections and material designation
- (l) Accessible features: counters, bathrooms, doorways, etc.

Electrical Plan Requirements

Three (3) sets of plans and specifications signed and sealed by a registered design professional licensed in the state where the construction is to be performed. Plans shall include the following information.

- (a) Location of electrical devices: lighting, receptacles, switches, equipment, appliances, transformers, panels and sub panels.
- (b) Size, type and number of conductors in conduit and raceway.
- (c) Size and type of conduit and raceway.
- (d) Panel and subpanel schedule with load calculations.
- (e) Single line diagram.
- (f) Load calculations for service equipment.
- (g) Size, locations and type of connection for ground wires and connectors.
- (h) Emergency lighting and exit signs.
- (i) Location of GFCI receptacles.
- (j) Size and demand of electrical appliances, equipment and devices.
- (k) Grounding and overcurrent protection systems.

Plumbing Plan Requirements

Three (3) sets of plans and specifications signed and sealed by a registered design professional licensed in the state where the construction is to be performed. Plans shall include the following information.

- (a) Isometric diagram of potable water supply system with fixtures, locations and WSFU values.
- (b) Isometric diagram of DWV system with fixtures, location and DFU values.
- (c) Hangers and supports.
- (d) Indirect waste piping.
- (e) Details of special devices: backflow, grease trap, sewer pump, oil separator, and steam boiler.
- (f) Specifications for all fixtures, appliances, piping material and connections for all plumbing systems.
- (g) Design basis for sizing of potable water supply system.
- (h) Storm drainage calculations.
- (i) Material designation.

Mechanical Plan Requirements

Three (3) sets of plans and specifications signed and sealed by a registered design professional licensed in the state where the construction is to be performed. Plans shall include the following information.

- (a) Location and size of equipment.
- (b) Air distribution and return air system.
- (c) Ventilation and exhaust schedule(s).
- (d) Duct detection system.
- (e) Combustion air.
- (f) Gas piping diagram.
- (g) Oil piping diagram.
- (h) Hydronic piping diagram.
- (i) Chimney system.
- (j) Vent system.
- (k) Design calculations.
- (l) Floor plan(s) of systems and piping
- (m) Material designation.

Fire Alarm/Detection System Plan Requirements

Three (3) sets of plans and specifications signed and sealed by a registered design professional licensed in the state where the construction is to be performed. Plans shall include the following information.

- (a) Types of systems or services.
- (b) System signals and functions.
- (c) Monitoring.
- (d) Location of alarm initiating devices.
- (e) Types of alarm initiating circuits.
- (f) Primary and secondary power sources.
- (g) Wiring types and methods.
- (h) Manufacturer's specifications.
- (i) Manufacturer's installations instructions.

Energy Plan Requirements

Three sets of plans/specifications or documents signed by the designer shall be submitted. Plans shall include the following information.

- (a) Insulation details in conformance with the prescriptive requirement of Chapter 8 of the 2003 IECC.
OR
- (b) Compliant 'ComCheck' certificates to include envelope, lighting and HVAC. Must be signed by designer.
OR
- (c) Compliant design in conformance with ASHRAE 90.1 must be sealed by Architect or Engineer

Note: All residential work can be exempt from professional seal requirements if it is light conventional frame construction.

**EAST UNION TOWNSHIP
UNIFORM CONSTRUCTION CODE PERMIT APPLICATION**

LOCATION OF PROPOSED WORK OR IMPROVEMENT

Site Address: _____

Tax Parcel # _____ Lot # _____

Subdivision/Land Development: _____ Phase: _____ Section: _____

Owner: _____ Phone # _____ Fax # _____

Mailing Address: _____

E-Mail: _____

Principal Contractor: _____ Phone# _____ Fax# _____

Mailing Address: _____

E-Mail _____

Architect: _____

Phone# _____ Fax# _____

Mailing Address: _____

E-Mail: _____

TYPE OF WORK OR IMPROVEMENT (Check One)

New Building Addition Alteration Repair Demolition Relocation Sign

Other _____

Describe the proposed work:

ESTIMATED COST OF CONSTRUCTION

\$ _____

DESCRIPTION OF BUILDING USE (Check One)

RESIDENTIAL

- One-Family Dwelling
- Two-Family Dwelling

NON-RESIDENTIAL

Specific Use: _____

Use Group: _____

Change in Use: YES NO

If YES, Indicate Former: _____

Maximum Occupancy Load: _____

Maximum Live Load: _____

BUILDING/SITE CHARACTERISTICS

Number of Residential Dwelling Units: _____ Existing _____ Proposed

Mechanical:

Indicate Type of Heating/Ventilating/Air Conditioning (i.e., electric, gas, oil, etc.) _____

Water Service: (Check) Public Private

Sewer Service: (Check) Public Private (Septic Permit # _____)

Does or will your building contain any of the following:

Fireplace(s): Number _____ Type of Fuel _____ Type Vent _____

Elevator/Escalators/Lifts/Moving walks: (Check) YES NO

Sprinkler System: YES NO

Pressure Vessels: YES NO

Refrigeration Systems: YES NO

BUILDING DIMENSIONS

Existing Building Area: _____ sq. ft. Number Of Stories: _____

Proposed Building Area: _____ sq. ft. Height of Structure Above Grade: _____ ft.

Total Building Area: _____ sq. ft. Area of the Largest Floor: _____ sq. ft.

FLOODPLAIN

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 N/A

Owner/Agent shall verify that any proposed construction and/or development activity complies with the requirements of the National Flood Insurance Program and the Pennsylvania Flood Plain Management Act (Act 166-1978), specifically Section 60.3.

Lowest Floor Level: _____

The applicant certifies that all information on this application is correct and the work will be completed in accordance with the approved construction documents and PA Act 45 (Uniform Construction Code) and any additional approved building code requirements adopted by the Municipality. The property owner and applicant assumes the responsibility of locating all property lines, setback lines, easements, rights-of way, flood areas, etc. Issuance of a permit and approval of construction documents shall not be construed as authority to violate, cancel or set aside any provisions of the codes or ordinances of the Municipality or any other governing body. The applicant certifies he/she

understands all the applicable codes, ordinances and regulations. Application for a permit shall be made by the *owner* or lessee of the building or structure, or *agent* of either or by the *registered design professional* employed in connection with the proposed work.

I certify that the code administrator or the code administrator's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Signature of Owner or Authorized Agent Print Name of Owner or Authorized Agent Date

(FOR CODE ADMINISTRATOR USE ONLY)

PROJECT DOCUMENTS (DRAWINGS & CALCULATIONS)

Type of document:	Submitted	Signed & Sealed	Date:	Revision Date:
Site Plan	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
Building Plans	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
Electrical Plans	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
Mechanical Plans	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
Plumbing Plans	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
Fire System/Detection	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
Specifications	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
Flood Hazard Area Data	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
Workers Comp. Certificate	<input type="checkbox"/> Yes <input type="checkbox"/> No		_____	_____

ADDITIONAL PERMITS/APPROVALS REQUIRED

<input type="checkbox"/> STREET CUT/DRIVEWAY	APPROVED _____
<input type="checkbox"/> PENNDOT HIGHWAY OCCUPANCY	APPROVED _____
<input type="checkbox"/> DEP FLOODWAY OR FLOODPLAIN	APPROVED _____
<input type="checkbox"/> SEWER CONNECTION/ON-LOT SEPTIC	APPROVED _____
<input type="checkbox"/> ZONING	APPROVED _____
<input type="checkbox"/> OTHER _____	APPROVED _____

APPROVALS

BUILDING PERMIT DENIED: Date _____ Date Returned _____

BUILDING PERMIT APPROVED: Date _____

CODE ADMINISTRATOR _____

Date Issued _____ Date Expires _____ PERMIT # _____

PERMIT FEE \$ _____

PLAN REVIEW \$ _____

PA ACT 14 FEE \$ _____

TOTAL FEES: \$ _____ Date Paid: _____ Check # _____

RESOLUTION No. 2018-__
EAST UNION TOWNSHIP - UCC/ZONING PERMIT FEE SCHEDULE

A. Zoning Review Certificate

Residential \$20.00
 All other Use Groups \$75.00

B. Zoning Certificate of Compliance(new buildings only)

Residential (per unit) \$50.00
 All Other Use groups (per use) \$ 225.00

C. Building Permit Fee Schedule (Requires Zoning Permit First)

Residential

New Construction \$110.00 plus 1% of total construction cost*
 Plan Review \$150.00 per dwelling unit
 Review of Revised Plans \$75.00

Repairs and Renovations \$25.00 plus 1% of total construction cost*
 Plan Review \$150.00 per dwelling unit
 Review of Revised Plans \$75.00

Demolition \$150.00 per dwelling unit

Utility & Miscellaneous Group U 4.5% of construction cost*
 Plan Review (if required)..... \$ 75.00

All use groups other than Residential

New Construction \$310.00 plus 1% of total construction cost**
 Repairs and Renovations \$55.00 plus 1% of total construction cost**
 Plan Review
 For Buildings with an estimated construction value up to \$3,000,000.00
 the Building Plan Review fee is: 0.0013 of the estimated value. (\$250.00
 Minimum)
 For Buildings with an estimated construction value over \$3,000,000.00 up
 to \$6,000,000.00 the Building Plan Review fee is: \$3,900.00 plus 0.0005
 of the estimated value over \$3,000,000.00
 For Buildings over \$6,000,000.00 the fee is: \$5,400.00 plus 0.0004 of the
 valuation over \$6,000,000.00
 The Plan Review Fee for: Electrical, Mechanical and Plumbing are
 computed at 25% of the Building Plan Review fee for each discipline

Review of Revised Plans 25% of Initial Plan Review Fee

Demolition.....\$0.01 per sq. ft. (\$150.00 Minimum)
 Signs (as required)..... \$71.00 plus \$2.00 per sq. ft.

* All costs estimates are to be base on a minimum of \$100.00/ Sq. Ft. for all use groups and \$25.00/Sq. Ft. for residential accessory structures. Certified contractors estimates may be accepted.
 ** Additional costs determined at time of review by UCC Inspector

State Act 13 Fee (All Use Groups) pursuant to PA DCED (currently \$4.50) \$4.50

Re-Inspections (For Failed Inspections – All Use Groups)

All re-inspections will be invoiced at a rate of \$75.00/hr. plus expenses.

Construction Not Covered Above

Any construction, not specifically cited above, requiring a permit and inspection shall be associated with the closest specific construction type indicated.

D. Commencing Activities Prior to the Issuance of Permits or Submittal of Plans

Activities commenced prior to the issuance of permits or submittal of plans required by East Union Township pursuant to the Pennsylvania Uniform Construction Code shall be subject to an additional fifty percent (50%) administrative fee.

EAST UNION TOWNSHIP BOARD OF SUPERVISORS

Attest: _____ Date: _____
(Secretary)