

GUIDELINES TO OBTAIN A BUILDING PERMIT IN PETERS TOWNSHIP

When do I need a Building Permit?

A Building Permit is required to construct or enlarge any structure in the Township. This includes new houses and additions. A Building Permit is also required for accessory structures such as pools, decks, utility sheds, garages, carports, tennis courts, and all other accessory buildings defined as structures.

What if I want to repair or alter an existing structure?

A Building Permit is required if you are changing or replacing any structural member, or doing any plumbing or electrical wiring. This includes, but is not limited to, studs, joists, rafters, headers, roof sheathing, and masonry work. Permits will not be required for purely cosmetic changes such as interior painting and paneling, exterior siding, shingle replacement, and window replacement.

What do I need to obtain a Building Permit?

1. Two (2) sets of construction drawings. The drawing should include a cross section identifying all structural elements including spans, floor plans, chimney details, elevations, description of materials, and any other relevant information.
2. Current plot plan (survey), prepared by a registered surveyor showing proposed location to ensure zoning compliance.
3. Septic or sewage permit.
4. A completed Building Permit application.
5. If applicable, a Highway Occupancy Permit.

What if I do not feel capable of submitting construction drawings?

A specification sheet and lesser-detailed drawing may be acceptable on smaller jobs. The services of a professional architect or engineer are necessary on larger jobs, or if you lack the expertise to do your own drawings. Again, a professional seal is highly desirable. The owner may sign a waiver in lieu of professional seal. Non-legible drawings will not be accepted.

What Building codes are followed in the Township?

Peters Township follows the 20015 International Residential One- and Two-Family Building Code, and the 2015 International Building Code. Copies of the codes can be found at the Township Municipal Building and Library located at 610 E. McMurray Road. Copies of these codes are **not** available for sale.

How long does it take to acquire a Building Permit?

Building permits are usually issued within 15 business days for residential work and 30 business days for commercial uses. Incomplete information will delay the process. Either the contractor or property owner can act as the applicant. It is important that the applicant has a good understanding of the work being proposed as they may be asked to answer questions about the project.

What inspections are necessary?

All inspections are listed on the applicant's copy of the issued Building Permit. Inspections must be requested 24 hours in advance.

Applications for Permits are received Monday through Friday between 8:30 AM and 4:30 PM. For more information contact the Peters Township Building Inspector.

Phones 724-942-5005 Planning Dept.

724-942-5008 Building Inspector