

## O'HARA TOWNSHIP

325 Fox Chapel Road  
Pittsburgh, PA 15238  
412-782-1400 FAX: 412-782-

**Professional Code Services, Inc.**  
**Building Official/Code Enforcement**  
Email: [pcs@ohara.pa.us](mailto:pcs@ohara.pa.us)

### Area Code 412

Bldg. Insp.:	Scott Chermak	782-1400
Mgr./Tax Coll.:	Jordan Tax Service	345-7964
Zoning:	Scott Duffy	782-1400
Engineer:	Chuck Steinert	782-1400
Solicitor:	Buchan Ingersoll Rooney, P.C.	562-8800
Utilities:	Duquesne Light	393-7100
	Equitable Gas	288-7700
	Fox Chapel Auth.	963-0212
	Hampton Shaler Water	486-4867
Elec. Inspect.:	Rich Round	724-591-3941

### Zoning & Lane Use Fees

Zoning Hearing Board Appeals:

Residential	\$275.00
Non-Residential	\$375.00
Validity Challenge	\$500.00

Conditional Uses (except RUD) \$400.00  
RUDF Preliminary: \$1,000.00+Residential \$30.00/unit  
Non-Residential: \$300.00/10,000 sq. ft. of building footprint,  
or fraction thereof; open area \$50.00/acre.  
RUD Final: \$750.00 +Residential \$15.00/unit.  
Non-Residential: per 10,000 sq. ft. of building footprint or  
fraction thereof \$150.00  
Open area per acre \$50.00  
Change of Zoning: \$500.00+\$50.00/acre  
Curative amendment: \$500.00+/acre  
Additional costs incurred.  
Certificate of occupancy: \$25.00  
Home Occupation:  
Initial application & inspection \$50.00  
Annual renewal \$25.00

Temporary Use Permits:  
Temporary outdoor activity permit \$250.00  
Requiring Planning Commission review: \$400.00

Sign permit fees:  
Less than or = to 30 sq. ft.: \$30.00/face  
Greater than 30 sq. ft.: \$100.00/face  
Demolition permits: \$30.00

Parking lot permits: \$0.01/sq. ft. of paved area for new  
construction; \$0.005/sq. ft. of resurfaced existing paved  
parking lots. Striping or re-striping of a parking lot: \$50.00  
No additional charge for striping or re-striping if done in  
conjunction with paving or resurfacing.  
Sanitary sewer tap-in  
Residential Per dwelling unit connection. \$3,300.00

### Commercial:

Total calculated occupant load  
X 10 gallons per day per  
employee = Total projected  
sewage flow (gallons per day)  
Flow per EDU per Township  
Tap Fee Calculation =  
238 gallons per day  
Total projected sewage flow/flow per  
EDU of 238 gallons per day =  
Total EDUs represented by  
The facility  
Total Tap Fee = Total EDUs X  
\$3,300.00

Storm sewer tap-in fee: Per Connection	\$250.00
Public street and right-of-way opening fees: For openings up to 25 sq. ft.:	\$100.00

Each additional 25 sq. ft. opening or part thereof above 25 sq. ft.: \$25.00

Grading and excavation fees:

Projects under 500 cu. yds \$50.00  
 Over 500 cu. yds. \$200.00  
 + Inspection fees for estimated duration of Project, per week \$50.00  
 If inadequate an additional deposit will be required.

Construction related permit fees

New construction – residential: Initial fee \$50.00+gross area x gross area modifier x type of construction factor x permit fee multiplier = permit fee.

Commercial: Initial fee \$100.00+ gross area x gross area modifier x type of construction factor x permit fee multiplier = permit fee.

Reconstruction/alteration to existing structure: When the proposal involves reconstruction, alteration or interior buildout to an existing structure, the permit fee shall be based upon 33% of the cost of the current building valuation for new construction (gross area x gross area modifier x type of construction factor) (permit fee multiplier) (.33) = permit fee. Only the square footage of area involved shall be considered for fee purposes.

Permit Formulas

Permit fee multiplier = \$0.0070  
 Gross area modifier and type of construction factor – Contact O’Hara Twp. For Table 1.  
 Commercial Building Roof Replacement \$100.00  
 Permit Renewal of Expired Permit \$100.00

BILL NO. B-23-2019

RESOLUTION NO. R-18-2019

TABLE I

INTERNATIONAL BUILDING CODE TYPE OF CONSTRUCTION FACTOR <sup>a, b, c, d, e</sup>										
Group	2000 International Building Code	IA	IB	IIA	IBB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	1.75	1.69	1.65	1.56	1.47	1.47	1.52	1.37	1.32
	Assembly, theaters, without stage	1.58	1.52	1.48	1.40	1.30	1.30	1.35	1.20	1.16
A-2	Assembly, nightclubs	1.26	1.22	1.19	1.12	1.05	1.05	1.09	0.96	0.93
	Assembly, restaurants, bars, banquet halls	1.25	1.21	1.16	1.11	1.02	1.03	1.07	0.93	0.91
A-3	Assembly, churches	1.59	1.54	1.50	1.41	1.32	1.31	1.37	1.21	1.17
	Assembly, general, community halls, libraries, museums	1.25	1.19	1.14	1.07	0.96	0.97	1.02	0.86	0.83
A-4	Assembly, arenas	1.25	1.21	1.16	1.11	1.02	1.03	1.07	0.93	0.91
B	Business	1.22	1.18	1.13	1.06	0.95	0.95	1.02	0.84	0.81
E	Educational	1.33	1.29	1.25	1.17	1.09	1.06	1.13	0.96	0.93
F-1	Factory and industrial, moderate hazard	0.75	0.72	0.67	0.63	0.55	0.56	0.61	0.46	0.44
F-2	Factory and industrial, low hazard	0.74	0.70	0.67	0.62	0.55	0.55	0.60	0.46	0.43
H-1	High hazard, explosives	0.72	0.69	0.65	0.60	0.53	0.53	0.58	0.45	N.P.
H-2 through H-4	High hazard	0.72	0.69	0.65	0.60	0.53	0.53	0.58	0.45	0.41
H-5	HPM	1.22	1.18	1.13	1.06	0.95	0.95	1.02	0.84	0.81
I-1	Institutional, supervised environment	1.20	1.16	1.13	1.06	0.98	0.98	1.05	0.89	0.86
I-2	Institutional, incapacitated	2.06	2.02	1.98	1.90	1.79	N.P.	1.87	1.68	N.P.
I-3	Institutional, restrained	1.40	1.36	1.32	1.24	1.15	1.13	1.20	1.04	0.98
I-4	Institutional, day care facilities	1.20	1.16	1.13	1.06	0.98	0.98	1.05	0.89	0.86
M	Mercantile	0.95	0.92	0.87	0.82	0.74	0.74	0.78	0.64	0.63
R-1	Residential, hotels	1.31	1.26	1.23	1.17	1.08	1.08	1.16	1.00	0.96
R-2	Residential, multiple family	1.10	1.05	1.02	0.96	0.88	0.87	0.95	0.79	0.75
R-3 and IRC	Residential, one- and two-family	0.91	0.88	0.85	0.81	0.78	0.77	0.80	0.72	0.67
R-4	Residential, care/assisted living facilities	1.20	1.16	1.13	1.06	0.98	0.98	1.05	0.89	0.86
S-1	Storage, moderate hazard	0.71	0.67	0.62	0.59	0.50	0.52	0.57	0.42	0.40
S-2	Storage, low hazard	0.70	0.66	0.62	0.58	0.50	0.50	0.55	0.42	0.39
U	Utility, miscellaneous	0.55	0.52	0.49	0.45	0.40	0.40	0.43	0.32	0.31

Miscellaneous Residential permit fees

Above ground swimming pools: \$30.00  
 In ground swimming pools: \$50.00  
 Small Projects under 200 sq. ft. \$25.00  
 Fences \$25.00

Land Development Review

Preliminary review: \$600.00

+per acre basic review fee	\$50.00
+ any additional technical costs incurred.	
Final review:	\$400.00
+per acre basic review fee	\$20.00
+ any additional technical costs incurred.	
Minor (preliminary final at same time)	\$400.00
Subdivision Review:	
Preliminary:	\$400.00
+per acre basic review fee	\$40.00
+additional technical costs incurred.	
Final	\$300.00
+per acre basic review fee	\$10.00
+ any additional technical costs incurred.	
Minor (preliminary & final at same time) subdivision or lot line revision	\$300.00
Planned Residential Development ("PRD")	
Preliminary approval:	\$500.00 + \$25.00/acre
+ any additional technical costs incurred	
Final approval:	\$500.00 + \$10.00/acre
+ any additional technical costs incurred	
Planning Commission review of signs for determination of bonus criteria:	\$100.00
Zoning certification requests:	\$25.00
Sanitary sewer certification: Residential	\$100.00
Commercial:	
< 2000 sq. ft.	\$200.00
2,000 sq. ft. - <10,000 sq. ft	\$275.00
10,000 sq. ft - <50,000 sq. ft	\$325.00
>50,000 sq. ft	\$400.00
<u>Electrical Permit Fees</u>	
New construction:	\$125.00/dwelling unit
Repairs & alterations:	\$75.00/dwelling unit
Outlets, fixtures, fraction HP motors:	
1-20	\$27.00
1-100	\$47.00
Each additional 100	\$37.00
Panel boards, disconnection, etc.	
Up to 100 amp	\$27.00
Up to 200 amp	\$37.00
Up to 400 amp	\$47.00
Up to 800 amp	\$63.00
Over 800 amp	\$122.00
For sign – each installation	\$37.00
Protective/signaling system, east inst.	\$31.00
Power outlets over 30 amps:	
1-5 outlets	\$31.00
Each additional	\$5.00
Motors & Generators 1 HP and larger: 1-5	\$31.00
Each additional	\$5.00
Swimming pools, each permit	\$42.00
Non-residential radio, tv, microwave, each	\$122.00
Annual building electrical maintenance permit	\$246.00
<u>HVAC Permits</u>	
Commercial up to \$1,000.00 cost:	\$62.00
Each additional \$1,000.00 to \$1,000,000.00	\$10.00
Fire Suppression/Sprinkler System Permits:	
Commercial up to \$1,000 cost	\$62.00
Each additional \$1,000 to \$1,000,000.00	\$10.00
UCC Board of Appeals Application fee:	\$250.00
Tax rates:	
Municipality	1.9 mills
School	9.575 mills
Occupation tax	\$10.00
Wage	1.80%
(0.35 School district; 1.0 township)	
County	4.73 mills
Other Construction Fees	
Sanitary Sewer Replacement Building Permit	\$50.50

State Fee	\$4.50
Total Permit Fee	\$55.00

Residential Code Violation Appeal	\$125.00
-----------------------------------	----------

Commercial Communication Towers	
Antenna (new and/or replacement)	\$1,000.00
Tower	\$7,500.00

Sidewalk Sale Permit	\$50.00
Temporary Storage Structure (Valid for 60 days)	\$25.00
30-Day Renewal of Temp. Storage Structure Permit	\$25.00

Commercial / Industrial Fire Safety Inspection Fee:	
<2,000 sq. ft	\$50.00
2,000 sq. ft < 10,000 sq. ft	\$75.00
10,000 sq. ft <50,000 sq. ft	\$100.00
50,000 sq. ft	\$125.00
High Hazard Use Group in Building	+ \$25.00

Rental Property License, Inspection and Tenant Registration Fee:	
Single or Multiple Rental Units with Various floor plans, Per Unit, Bi-Annually	\$120.00
Ten or More contiguous Rental Units with very similar floor plan, inspected at one time, Per Unit, Bi-Annually	\$70.00