LEETSDALE BOROUGH
373 Beaver Street
Leetsdale, PA 15056
724-266-4820  FAX: 724-266-7530
Website: www.leetsdaleboro.net
Email: simek@leetsdaleboro.net

Underwriters Building Inspection
Electrical: John Panek  869-0778
Secretary: Jennifer Simek  266-4820
Solicitor: Goehring, Rutter & Boehm  935-4777
Engineer: Nichols & Slagle Eng.  412-269-9440
Tax Coll.: Phil Perciavalle  412-741-3195
Utilities: Duquesne Light  412-393-7100
Columbia Gas  412-233-5849
Edgeworth Water  412-741-5100
Leetsdale Mun. Auth.  266-4063

Building permit is required. Residential:
New construction: $40.00+ $0.19/sq. ft gfa
Use Groups R-3 & R-4 (single family) and additions.
Alterations & repairs: $50.00
All Use Groups other than R-3, R-4, Utility & misc.: $65.00
up to $1,000.00+ $10.00 for each $1,000 increment.
New const. & additions: $60.00+0.25/sq. ft. gfa
Alterations: 2.5% of construction cost + $60.00.
Demolition: $50.00
Signs: $25.00+2.00/sq. ft. of sign area.
Minimum fee: $40.00

Plan Review Fees The following rates for Plan Review are
fees charged by PCS. These fees will be billed directly to the
building owner, contractor or architect by PCS. All plan
review applications are available online at:
www.professionalcodeservices.com or by fax request.

New construction and/or additions complete code review:
Use Groups B,E,M,R-1, R-2, R-3 $0.13/sq.ft. (up to 15,000
sq.ft.) + $0.08/sq. ft. (15,000 sq. ft. up to total sq.ft.)
Use Groups A,H, & I: $0.15/sq.ft. (up to 12,000 sq.ft.) +
$0.10/sq. ft. (12,001 sq. ft. up to total sq. ft.).
Use Groups F,S,U, $0.10/sq.ft. (up to 12,000) $0.07sq. ft.
(12,000 sq. ft. up to total sq. ft.)
Single family dwelling/townhouse: $175.00/unit.

Additions/renovations to single family dwelling/townhouse,
decks, swimming pools, etc. (IRC) $100.00/unit.
Renovations/alterations to existing structures based on
$150.00 + 75% of new construction cost (commercial only).

Miscellaneous, commercial only:
Minor commercial alterations<1,000 sq.ft. including demo;
Stand alone mechanical, plumbing & fire protection;
Preliminary Review (height & area & type of construction):
$125.00/hour.

Commercial, Industrial, New Construction
See schedule – min fee: 5.00
Street opening license required - $100.00 min. + $2.00/sq. ft.
Bond and professional fees.
Certificate of Inspection required on plumbing: 5.00
Zoning Hearing Board Appeal: 200.00+ add’l. costs
Electrical, plumbing, HVAC & Fire Protection fees – see
schedule.
Sewer tap in charges: $500.00

Sewage disposal rates: Leetsdale Municipal Authority.
Water rates: Edgeworth Water Authority.

Zoning Ordinance; Chapter 27
ICC 2009 Edition

Residential electrical inspections 2 site visits, rough and final
inspection:
Alterations & Additions: $100.00 ($45.00 each additional
inspection).
Electrical installation inspection (4 site visits temporary,
rough, final and service inspections):
Complete single family dwelling: $195.00 ($45.00 each additional inspection)

Residential Electrical Work other than additions/alterations:
NEC installation inspection (1 site visit only)
Service Upgrade or rewire: $65.00+$10.00/meter over 1.
Swimming pools: above ground/hot tub: $95.00
In ground: $125.00 (2 site visits).
Heating/AC Equipment $65.00/unit
Generators $65.00/unit
Transformers $95.00/unit
Appliance (dishwasher, disposal, etc.) $65.00/unit

**Commercial Electrical New Work/Alterations**
Cost/sq.ft. of structure (up to 40,000 sq.ft.. $100.00+0.10 x gross sq.ft.
**Commercial electrical work other than new work/alterations:**

**Electrical Services**
Temporary service: $75.00 (1 site visit)
Permanent service up to 200 amp $75.00 (1 site visit)
Over 200 amp $95.00 (1 site visit)
Each add’l. meter sockets) $20.00/socket
Signs 75.00/unit
Public Swimming pool $225.00
Site lighting $95.00+$5.00 fixture unit
Fire Alarm $195.00
Individual Equipment $65.00/fixture
Additional inspections above minimum done at $50.00/additional visit.

**Plumbing**
Fixture drain & supply installed (water closet, lavatory, hose bib, etc.):
New work 1-5 fixtures: $10.00/fixture residential;
$15.00/fixture commercial.
New work between 5-25 fixtures: $95.00 residential; $145.00 commercial
New work > 25 fixtures; residential: $95.00+$5.00 for each fixture over 25.
New work > 25 fixtures: Commercial: $145.00+$7.00 for each fixture over 25.

**Equipment Installation**
Water heater/boiler replacement: $65.00/unit (1 site inspection)
Radiant heating system: $95.00 (2 site inspections).

**HVAC**
Gas piping & fixtures
New work (gas oven, grills etc, residential: $20.00;
Commercial $35.00.
New work over 5 fixtures, residential: $95.00; Commercial $145.00.
Equipment Installation:
Furnace or heating unit: $50.00/unit residential; $95.00 unit commercial.
Type I or Type II hood system: $95.00/unit commercial.
New/Replaced duct system (residential & commercial)
$95.00 + $0.01 x cost of duct system.

**Fire Protection**
Fire Suppression System
All fire suppression systems residential: $195.00;
commercial: $250.00
Fire Alarm Systems
Required or non-required: $95.00 residential; $175.00 commercial.

Tax rates:
Municipality: 10.0 mills
School: 16.93 mills
Wage: 1%
Deed Transfer: ½%
Bus. Priv. Wholesale: 1 mill
All others: 3 mills
County: 4.73 mills
Retail: 1.5 mills