

PITCAIRN BOROUGH

582 Sixth Street
Pitcairn, PA 15140-1298
412-372-6500 FAX: 412-373-1464

Area Code 412

Manager: Annette Dietz 412-372-6500
Bldg. Insp.: Code Enforcement Agency (CEA)
1-866-523-5940
Engineer: EADS Group 754-0801
Tax Coll.: Salley DiRobbio 372-0909
Solicitor: Bruce Dice 724-733-3080
Utilities: Pitcairn Power 372-6500
Equitable Gas 442-3050
Wilkinsburg Penn-Joint
Water Authority 243-6200

Building Permits Residential:

Base permit fee \$40.00
New dwelling structure or addition \$0.25/sq. ft. gfa
Detached garage \$0.18/sq. ft.
Accessory structures: \$0.18/sq. ft.
Interior alterations: \$5.00/\$1,000 est. value
Exterior alterations (structural) \$30.00
Manufactured dwelling: \$0.18/sq. ft.

Commercial

Base permit fee \$65.00
Assembly, Business, Educational, Institutional,
Residential (R-1, R-2)*** \$0.35/sq. ft. gfa
Mercantile, High Hazard *** \$0.30/sq. ft. gfa
Storage, Warehouse *** \$0.25/sq. ft. gfa
Interior/Exterior alterations (existing structures):
\$9.00/\$1,000.00 est. const. cost up to \$75,000.00.
\$7.00/\$1,000.00 est. const. cost over \$75,000.00

Other Structures

Base permit fee \$25.00
Swimming pool Above ground 20.00
In ground 75.00
Spa or hot tub 30.00
Signs (attached or freestanding) \$2.40/sq. ft.
Communication tower, antenna's & equipment:
\$6.00/\$1,000.00 est. const. cost.
Demolition \$75.00

Miscellaneous

Structures: Miscellaneous (i.e., fences, retaining walls)
Temporary relocation \$30.00
Re-inspection \$40.00/hour
Review Board Appeal – Contact Borough office.

Plan Review (New construction)

A (Assembly) E (Educational) I (Institutional) H (High Hazard)
<15,000 sq. ft. \$0.10/sq. ft. gfa
>15,000 sq. ft. \$1,500.00 base+0.04 sq. ft. gfa
R (Residential R-3 R-4)
1 & 2 family & townhouse \$175.00/unit
Additions, 1 & 2 family dwellings 50.00/unit
Repetitive construction of previously approved plans:
\$75.00/unit

B (Business) F (Factory) M (Mercantile) R (Residential) R-1,
R-2, S (Storage) U (Utility, Misc.).

<15,000 sq. ft. \$0.09/sq. ft. gfa
>15,000 sq. ft. \$1,350 base + 0.04/sq. ft. gfa
Fire protection/detection: \$75.00+\$0.30/device/head.
Commercial telecommunication facilities: \$200.00
New tower construction 5.00/linear ft.
Co/location existing tower 2.50/linear ft.
Control buildings 0.25/sq. ft.
Electrical code plan review \$50.00/hour
Plan Review (Alternations of existing structures) ** Excluding
Use Groups R-3 R-4 \$55.00/hour
Plumbing permits – Allegheny County Health Dept.

Mechanical Permits

Base fee	\$50.00
1 st \$1,000.00 or fraction	40.00
Each additional \$1,000.00 or fraction	8.00

Mechanical permit fees shall receive a 25% discount when a valid building permit has been issued.

Electrical Permit Fee Schedule

Residential fees flat rate schedule – one application for each new or existing building. Single family dwelling not over 200 amp service, 2 trip max:

	\$100.00
Exceeding 200 amp service	175.00
2 family dwelling not over 200 amp service	175.00
2 trip maximum	
Over 2 family dwelling, 1 st two units	140.00
Each add'l. unit (3 unit max/trip)	60.00
Townhouses each (3 unit min./trip)	70.00
Service entrance rewire not over 200 amp service, 1 meter, 1 trip	55.00

Dwellings with a spa, hot tub, sauna, etc., apply flat rate schedule + \$10.00 for each item. Fees based upon a "Group Inspection" of a minimum 3 units. If "Group Inspection" is not possible, use single family fee.

Fee Schedule (Other than residential)

All switches, lighting and receptacles to be counted as outlets.

Rough Wiring Inspection

1-25 outlets	\$30.00
Each additional 10 outlets or fraction	5.00

Finish Inspection

1-25 outlets	30.00
Each additional 10 outlets or fraction	5.00

Equipment, Motors, Generators, Transformers, Central Heating Duct Heaters, Air Conditioning, Electric Furnaces, and Welders (Each)

¼ HP, KW or KVA to 3 HP, KW or KVA	\$10.00
4 HP, KW or KVA to 7 HP, KW or KVA	15.00
7 ½ HP, or KW, or KVA to 29 HP, KW or KVA	25.00
30 HP, KW or KVA to 49 HP, KW or KVA	30.00
50 HP, KW or KVA to 74 HP, KW or KVA	50.00
75 HP, KW or KVA to 199 HP, KW or KVA	1.00/
	HP, KW or KVA
200 HP, KW or KVA to 500 HP, KW or KVA	1.00
	Per HP, KW or KVA
Over 500 KW or KVA	\$0.75/HP, KW or KVA

Feeders or Sub Panels

Not over 225 Amp	\$20.00
Over 225 Amp – 400 Amp	30.00
Over 400 Amp - 600 Amp	40.00
Over 600 Amp – 1600 Amp	20.00
(\$15.00/100 Amps)	
Over 1600 Amp (\$15.00/100 Amps)	20.00
Ground Fault Protection Services – Add	60.00

For test trip over 600 volts – 2 times fee per category.
Services exceeding 1 meter - \$20.00 for each additional meter.

Primary Transformers, Vaults, Enclosures, Sub-Stations**

Not over 225 KVA	\$180.00
Over 200 KVA to 500 Amp	200.00
Over 500 KVA to 1,0900 KVA	275.00
Over 1,000 - \$350.00 min.+ consultation fee. Note: above applies to each bank of transformers.	

Signaling Systems (burglar alarms, fire alarms, fire protection alarms, smoke detectors, telephones or CATV outlets are each separate systems)**

Minimum fee applies	
System and 1 st 15 devices	\$25.00
Each add'l. 10 devices or fraction	5.00
Over 200 devices – deduct 33% from above fee	

Modular and Mobiles Homes**

Service & outlets, 1 trip max.	\$70.00
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Service including 1 feeder or receptacle	70.00
Feeder or power cord only (single visit)	60.00
<u>Signs (incandescent, fluorescent & neon)</u>	
1 st sign (per occupancy)	60.00
Each add'l. sign per occupancy	10.00

Swimming pools*
 Bonding each trip 60.00
 Inspection of associated equipment fees based upon above schedule.

Plan Review
 Electrical Code Plan review (re./comm.) \$50.00/hour

Consultations
 Services not shown above, minimum trip charge + \$50.00/hour, or fraction.

Minimum trip charge \$50.00

**Fees shall be doubled where work requiring a permit has commenced prior to receipt of the permit.

Tax rates:	Municipality	8.75 mills
	School	21.02 mills
	Wage	1%
	Mercantile Tax Wholesale	1 mill
	Retail	1 ½ mills
	County	4.73 mills