ROSS TOWNSHIP
1000 Ross Municipal Drive
Pittsburgh, PA 15237
412-931-7055  FAX: 412-931-3508

Area Code 412

Building Code Official/Zoning officer:   Dan Hankins 931-7055x240
Building/Mechanical Inspector:   Dennis Schack 931-7055x207
Fire Off.: John Reubi 931-7055x236
Engineer:   Art Gazdik 931-7055x207
Manager:   Wayne Jones 931-7055x234
Tax Coll.: Donnal Carey 931-4200
Solicitor: Bonnie Brimmeyer 364-2045
Utilities: Duquesne Light 393-7100
              Equitable Gas 288-7700
              Columbia Gas 262-4850
              Peoples Gas 471-5100
              Mun. Auth. West View 931-3292

Administration
Municipal lien letter application: $25.00
Fire permits – contact township office.
Police/fire report: $20.00
Zoning officer fee: $32.00/hour
Act 1/Act 20 Compliance: 35.00/case
Municipal claim/short title examination: actual cost
Servicing for all delinquent and lien taxes, tax liens, municipal claims and municipal liens: 10% of gross
collections.

Building Permits
1 & 2 family dwellings, residential care facilities: $0.20/sq.ft.
New const., additions, accessory buildings: $41.00/min.
R-3 R-4 Repairs and alterations: $41.00/unit
Commercial R-1, R-2 (hotels, apartments) 0.30/sq. ft.
New construction, additions: $62.00/min.
Commercial, 1 & 2 R & 2, repairs & alterations:
Up to $1,000 cost $62.00
Each additional $1,000 11.00
Each $1,000 over $1 million 5.00

Demolition Permits & Move Structure
Up to $1,000 cost: $62.00
Each additional $1,000.00 11.00
Each $1,000 over $1 million 5.00

Electrical Permits
1 & 2 Family Dwellings
Single family dwelling <200 amp serv. $125.00 each
2 Family dwelling units (<200 amp svc.) 150.00 each
Over 2 family dwelling units
4 2 units: $140.00
Each add'l. unit 40.00
Townhouses 60.00 each
Alterations & additions
Service & < 25 outlets 100.00
Swimming pools Equipment/wiring 65.00
Bonding 60.00
Single family dwellings with over 200 AMP Service, apply flat
rate schedule plus equipment, appliances and motor
schedule. Dwelling with spa, hot tub, hydromassage, tub, sauna, etc. apply flat rate schedule plus $25.00 for each
item.
Flat rate for commercial or other residential use groups.

Rough Wire Inspection
Up to 25 outlets $27.00
Each add'l. 10 outlets 6.00
Finish inspection
Up to 25 outlets + 27.00
Each add'l. 10 outlets 6.00
Equipment-Appliances
Outlet for single unit of 15 KW or less 24.00
Each add'l. outlets 15 KW or less 8.00

Motors, Generators, Transformers, Central Heating, Duct
Heaters, Air Conditioning, Electric Furnaces and
Welders.
For each fractional HP, KW or KVA to 1 HP,
KW or KVA+: 13.00
Each 1 HP, KW or KVA to 3 HP, KW or KVA 15.00
Each 4 HP, KW or KVA to 7 HP, KW or KVA 22.00
Each 7.5 HP, KW or KVA to 29 HP, KW or KVA 27.00
Each 30 HP, KW or KVA to 49 HP, KW or KVA 43.00
Each 50 HP, KW or KVA to 74 HP, KW or KVA 54.00
Each 75 HP, KW or KVA to 199 HP, KW or KVA 108.00
Each 200 HP, KW or KVA to 500 HP, KW or KVA 215.00
Each over 500 HP, KW or KVA 270.00
Over 600 volts; add $100.00/category

Feeders or Sub-Panel
Not over 200 AMP 25.00
>200 AMP to 400 AMP 35.00
>400 AMP to 600 AMP 45.00
>600 AMP to 1600 AMP 100.00
Over 1600 AMP 135.00
Over 600 volts, add $100.00/category

Modular & Mobile Homes
Modular homes, service & outlets 75.00
Mobile homes – service including feeder
Or receptacles 60.00
Feeder or power cord only 55.00

Service-Meter Equipment up to 600 Volts
Not over 150 AMP 50.00
>150 AMP to 200 AMP 55.00
>200 AMP to 400 AMP 75.00
>400 AMP to 600 AMP 95.00
>600 AMP to 1200 AMP 200.00
>1200 AMP to 1600 AMP 225.00
>1600 AMP to 2000 AMP 275.00
>2000 AMP to 3000 AMP 325.00
>3000 AMP 400.00
Ground Fault Protection Services 75.00
Over 600 volts; add $100.00/category.
Services exceeding 1 meter, each add'l. meter: 10.00

Primary Transformers, Vaults, Enclosures, Sub-Stations
Not over 200 KVA 200.00
>200 KVA to 500 KVA 250.00
>500 KVA to 1000 KVA 300.00
>1000 KVA 350.00

Signaling Systems – Burglar alarms, fire alarms, fire
suppression alarms, smoke detectors, telemetering
(telephones or CATV outlets are each separate permits).
For the system & 1st 15 devices: 55.00
Each add'l. 10 devices or fraction thereof: 6.00

Signs (Incandescent, Neon & Florescent)
First sign (per occupancy) 55.00
Each add'l sign (per occupancy) 9.00

Outline Lighting
First transformer 55.00
Each add'l. transformer 9.00

Swimming Pools
Bonding 60.00
Equipment/wiring (residential only) 65.00
Commercial – by fee schedule

Mechanical (HVAC Permits)
Commercial or other residential use groups.
Up to $1,000 cost: 62.00
Each add'l. $1,000.00 11.00
Each $1,000 over $1 Mil 5.00
1 & 2 family dwellings:
New furnace: $51.00
Replacement furnace 31.00
New (add on) A/C or heat pump 31.00
Commercial Cooking Hoods
Type I Hood, each 179.00
Ansl/ suppression system, each 77.00
Type II Hood, each 179.00

Other permit related fees
3rd party Construction Document Review
IBC Use Classifications – B, E, M, R-1, R-2, R-4
Per sq. ft. up to 15,000 sq. ft. 0.13
Townhouses > 15,000 sq. ft. 1,950.00+0.08/sq.ft.
IBC Use Classifications A, I & H
Per sq. ft. up to 12,000 sq. ft. 0.15
>12,000 sq.ft. 1,800.00+0.10/sq.ft.
IBC Use Classifications F, S & U
Per sq. ft. up to 12,000 sq. ft. 0.10
>12,000 sq. ft. 1,200.00+0.07/sq.ft.
Minimum fee for above uses, each 525.00

Single Family Dwellings
New construction, each unit 125.00
Additions each unit 75.00

3rd Party Accessibility Inspections
Per sq. ft. 0.04
Minimum 150.00

3rd Party Energy Inspections
1 & 2 Family Dwellings, each 95.00
All other use groups, per sq. ft. 0.05
Minimum 150.00
Plan rev. after approval, each 20% of orig. permit cost
Penalty – working without permit:
R3 & R4 Use Groups $100.00 each
All other Use Groups 250.00 each
PA UCC fee 4.00 each

Occupancy Permits
Commercial: $50.00 each
Residential: 40.00 each
Temporary: 40.00 each
Occupancy placards:
New: 50.00 each
Replacement: 35.00 each

Zoning – Zoning Hearing Board Appeals
Residential: $200.00 each
Non-Residential: 400.00 each
Use Variance:
Residential: 400.00 each
Non-Residential: 800.00 each
Rezoning: 400.00 each
Conditional Use: 250.00 each
No impact home occupation: 200.00 each

Development Review – Subdivision
Zoning Districts R-1 & R-2:
Minimum: 225.00
All other zoning districts:
Minimum: 80.00/acre
Site Plan:
Zoning Districts R-1 & R-2: $20.00/lot
Minimum: 225.00
All other zoning districts:
Minimum: 80.00/acre

Appeals
Appeals Board Hearing: $350.00
Fire Appeals Board Hearing 350.00
Grading Permits
<100 cubic yards: $40.00 each
100 – 299 cubic yards: 70.00 each
300 – 990 cubic yards: 150.00 each
Over 1,000 cubic yards: $40.00 each

Fire Alarms
Signaling or notification devices:
Up to $1,000 cost: $62.00
Each additional $1,000: 11.00
Each $1,000 over $1 Million: 5.00
Additional testing/witness fee: 150.00

Sewers and Sewage disposal
Connection permit: $2,150.00
Saddle connection charge: 100.00

Lowries Run Connection fee: 455.00
Dye test (valid for 1 year), each 25.00

Tax rates:
Municipality 1.9671 mills
School 19.91 mills
Wage 1%
LST $52.00
Deed Transfer 1%
Bus. Privilege: 1.5 mills on gross receipts
County 4.69 mills