



The Municipality of Bethel Park **Addition & Alteration Projects - Residential**

The following information, where applicable, is required to be submitted when applying for a Building Permit for an Addition and/or Alteration:

- A Residential Building Permit Application filled out in its entirety.
- A Certified copy of the Property Survey.
- Certificate of Insurance (COI) & the Addendum to a Building Permit
- Construction Drawings (clear, understandable, easy to read) to include:
 - Footing Details (size, shape, depth, etc)
 - Foundation Details (Anchors, Drainage, Damp Proofing)
 - Framing Details (Beams, Walls, Joists, Roof)
 - Details on Insulations and/or REScheck
 - Mechanical Specifications:
 - Size & Efficiency of Mechanical Units/Manual J
 - Location of Furnace & A/C Units
 - Size & Location of Venting
 - U-Factor on all Glazing
 - Radon Control
 - All Necessary Dimensions
 - Plan View, Cross Section, Elevations, Mechanical Plans, Etc.
- Engineer approved drawings and/or specifications on any steel/engineered beams, girders, Trusses, retaining walls higher than 48", or any alternate methods of construction.
- Stormwater Management Plan if adding more than 400sqft of impervious surface. (Note the square footage of any existing impervious surface that is being replaced).
A permit cannot be issued without 1st receiving Stormwater Management Approval.

Inspections:

The permit holder will be responsible for scheduling the following inspections when applicable:

- FOOTINGS – Prior to Concrete
- FOUNDATION WALLS – Prior to Framing & Backfill
- FRENCH DRAIN/RAIN CONDUCTORS – Prior to Backfill
- FRAMING & MECHANICAL – Prior to Insulation
- INSULATION – Prior to Drywall
- DRYWALL – Prior to Tape & Finish
- FINAL – After Electrical Inspections (done by 3rd party) & Construction Complete

All inspection requests shall be made 24 hrs. prior to the required inspection by calling the Department of Building Inspections between the hours of 8:00am — 4:30pm.



Fees:

- Building Permit (based on the total industry cost of construction to include both labor and materials):
 - \$50 for the first \$1,000 and \$10/each additional \$1,000
- Stormwater Management Review (if applicable):
 - \$50 for 400 SF – 999 SF
 - \$350 for 1,000 SF and over
- Grading Review (if applicable):
 - \$50 for less than 50 cubic yards
 - \$75 for more than 50 cubic yards but less than 1,000 cubic yards
 - \$75 for more than 1,000 cubic yards plus \$25 for each additional 1,000 cubic yards

All Construction, Grading, and Stormwater Management shall comply with Bethel Park Municipal Ordinance 7-12-93A as well as other applicable codes, laws, and regulations.