



The Municipality of Bethel Park

New Home Construction

No application will be accepted unless a meeting between the applicant and the Zoning Code Officer/Municipal Engineer has occurred to ensure that all pertinent information is included. To schedule an appointment, please call our offices M-F/8:00 am - 4:30 pm at (412)831-6800.

The following information, where applicable, is required to be submitted:

- **A Grading Permit Application** filled out in its entirety.
 - Engineered Grading and Soil Erosion Plan
 - Engineered Stormwater Management Plan (Note the square footage of any existing impervious surface that is being replaced).

A permit cannot be issued without 1st receiving Stormwater Management Approval.
- **Grading Review Fee:**
 - \$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
- **Performance Bond Fee** (a Performance Bond equal to 20% of the total grading costs must also be secured):
 - \$200
- **Stormwater Review Fee:**
 - \$50 for 400 SF – 999 SF
 - \$350 for 1,000 SF and over
- **A Sanitary Sewer Tap-In Application** filled out in its entirety.
 - **Sanitary Sewer Tap-In Fee:**
 - \$2,500
- **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.

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 – (Upon completion of all permitted construction and Final Electrical, Final Plumbing, Blower Door Test & Submission of an As-Built Survey)

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.

- **Building Permit Fee** (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
- **Escrow Fee** (Refunded upon restoration of site):
 - \$1,000

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.