

PERMIT REQUIREMENTS ADDITION

Completed Building Permit application submitted along with a survey/plot plan of the property and two sets of drawings showing the construction of the addition. Construction drawings can be hand drawn and need to include the layout of the addition, footer/foundation specifications, and framing detail, along with window size and locations and smoke detectors. Rain conductor tie-in/sump location will also have to be shown on the survey. Permit fee for an addition is \$0.20 per square foot with a minimum charge of \$150.00, plus an additional \$4.00 State Fee that can be paid at the time the permit is submitted or when it is picked up.

Survey/plot plan of property needs to have the addition location hand drawn on it as well as the setbacks from the rear and side property lines noted as well as front property line, if applicable. The minimum setbacks, which must be adhered to, are:

R-1 Zoning District	Rear – 40'
	Side – One-story dwelling - 15'
	Two-story dwelling - 20'
	Abutting a street - 25'
	Front – 35'
R-2 Zoning District	Rear – 40'
	Side – One-story dwelling - 10'
	Two-story dwelling - 15'
	Abutting a street - 25'
	Front – 35'

Prior to application being submitted the survey must first be taken to the McCandless Township Sanitary Authority at 418 Arcadia Drive to have them stamp the survey for verification that there are no easements where the addition will be located.

If the builder has paid employees a Certificate of Insurance must be submitted from his insurance carrier verifying his coverage for workers' compensation. The builder's insurance carrier and policy number as well as Federal/State I.D. No. is also required for the application.

Following review by both the Zoning Officer and Building Inspector the Building Permit will be issued and the applicant notified by telephone.