

# **SPRING GROVE BOROUGH YORK COUNTY, PENNSYLVANIA**

Zoning & Codes Department  
Phone: 717-225-5791 - Extension 5

## **Building Permit Procedures**

**PLEASE READ IN ITS ENTIRETY BEFORE RETURNING APPLICATIONS**

A Building Permit application is used for all items falling under the PA UCC Building Code. If work is exempt from the UCC a Zoning Permit Application would be used. Starting with the correct forms will save time.

**TIME FRAME:** Applications and plans are reviewed on a first come first serve basis. Permits will be issued as promptly as possible, remember to plan ahead. Residential construction documents will be reviewed within 15 working days or less. Commercial or those other than one & two family dwellings will be reviewed within 30 working days or less.

**IF YOU ARE NOT 100% SURE PLEASE CALL THE OFFICE.**

**SUBMISSION REQUIREMENTS:** Must be included to be complete.

1. Read the entire application package first so you know how to prepare.
2. A paperwork checklist for your use is enclosed to help you return everything.
3. Return the completed, signed, dated application along with:
  - a. Three (3) copies of a complete set of plans to include:
    - Plot or site plan showing all existing and proposed structures, easements, streets, alleys with dimensions, setback lines, distance from property lines, well and sewer system locations, and any special features of your lot.
    - Footer and foundation plans with details, including basements, crawl spaces, slabs shown with all utility and under slab details.
    - Floor plan showing all dimensions of rooms, corridors, spaces, location of hard wired smoke detectors, egress and accessibility requirements.
    - Elevation detail of ALL sides including dimensions, grade and height.
    - Show typical wall sections with details of construction.
    - Show size and swing of all doors including fire ratings where required.
    - Show locations of all windows with sizing and glazing, ventilation openings, and any clear openings for emergency escape.
    - All plans must be documented with site address, lot number, subdivision name and owner if applicable, or all that apply.
    - Plans and documents that are not legible, faxed, or incomplete will NOT be accepted.
    - Plans must be folded to an 8.5x11 inch size, not rolled or folded in any other fashion.
    - Plans must be drawn to a scale of not less than 1/8" equals one foot.
    - Truss and beam details are required and can be submitted after the start of construction and must be approved prior to placement.
    - Concrete slips will be required to be turned in for all concrete used.
  - b. Commercial applications and other than one & two family dwellings must include in addition to the above:
    - All plans must be completed, signed and sealed by a registered design professional.
    - Required emergency lighting systems, fire alarm systems, fire suppression systems, must be shown.
    - Required fire rated assemblies, construction methods, and design numbers.
    - Act 45 use group classifications, construction type and maximum occupancy loads must be on the plans.
    - Complete mechanical plans including ventilation rates and specifications.
    - Complete plumbing plans, diagrams and specifications.
    - Complete electrical plans and specifications.
    - Structural plans, design loads with soils report.
    - Complete fire suppression plans, sprinkler locations, specification and calculations. Including alarm systems.

-Energy conservation specifications and calculations, including proposed method of complying with the UCC "R" values of each assembly and "U" values of each assembly.

-All egress, fire and panic act, handicap accessibility including hardware, turning radius, applicable signs, heights, and ramps must be shown in detail and approved according to applicable codes.

-Elevators or other lifting devices must be approved by PA L&I.

- c. Commonwealth Code carbon inspection forms that apply (4 different possible), top section completed to bold line. Electrical, plumbing / HVAC, building, plan review.
  - d. Copy of approved sewer permit for your plot.
  - e. If road is a state road; a copy of the PennDOT Highway Occupancy Permit. If a municipal road a permit may be required.
  - f. Well or water system permit or approval documentation.
  - g. Conservation permit or letter if required for your project.
  - h. Certificate of workers compensation insurance or a permit waiver signed to comply with PA Act 11/1993. Certificates should list the municipality as a certificate holder. Municipality must be notified of cancellation or change in the policy for any reason.
  - i. Additional items may be required for your project and will need to be submitted prior to application approval and permit issuance.
4. Upon receiving all the above completed and approved documents the following review period will result:
- a. The three (3) sets of completed plans will be submitted for review. The plans will be reviewed and approved or denied. If denied you will need to fix the requested comments and re-submit the plans for a second review, this will continue until the plans are approved. Upon approval the plans will be certified, and returned to our office. A plan review fee will be charged each time plans are returned. Each time additional items are needed, the review time starts over again at 15 or 30 days.
5. If application is approved a building permit can now be issued and requires the following in order to pick up the permits:
- a. A check made payable to Spring Grove Borough for the permit fees.
  - b. A check made payable to Commonwealth Code for the total of the inspections and plan review fees. Please note that additional inspections or re-inspections may be needed for your project and must be paid in full to the inspector or municipality prior to the final inspection.
6. If all payments are received the permit is issued and is good for one (1) year from the date of issue. Time extensions are NOT guaranteed if needed. Work must begin within 180 days from issue or the permit becomes invalid.
7. DID YOU CALL PA ONE CALL? 3-day notice required before digging!!
8. It is now your responsibility to contact Commonwealth Code directly to arrange all building, electrical, plumbing and mechanical inspections. Contact our inspector for all inspections or questions related to the International Codes. Remember failure to contact the inspector prior to any work may require that work to be removed and started over. The following inspections will be made:
- a. 1<sup>st</sup> inspection footer - BEFORE the concrete is poured.
  - b. Foundation BEFORE back filled; inspector must be able to see drainage tiles.
  - c. Under slab piping inspection BEFORE concrete is poured.
  - d. Framing, rough electrical, plumbing and mechanical must be finished to receive a framing inspection.
  - e. Insulation / energy inspection BEFORE wall covering is hung.
  - f. Wall board, mechanical and specialty item inspections.
  - g. Final inspection, safety items, railings, grading and seeding, storm water compliance, and all mechanical, electrical, plumbing must be completed to receive a final inspection.
  - h. Additional inspections may be required.
9. After our office receives the FINAL APPROVAL from Commonwealth Code the following will result:
- a. The Zoning Officer / BCO will complete a final inspection of the property to determine all code compliance has been met.
  - b. Measurements of impervious surface, driveway and structures will be made to assure no changes were made and zoning requirements met.
  - c. Any items changed or not meeting code or ordinance will be required to be fixed prior to final approval.
10. After all inspections are approved, all required documents are received and any balance of fees is collected, a certificate of occupancy will be issued. The occupancy certificate will indicate the project as approved and completed. No further work on the property is authorized without a new permit. The occupancy will be revoked if any such additional work is completed. No property is authorized to be occupied at any time without a certificate of occupancy.

11. The occupancy permit will NOT be issued prior to all completed items. This process may take up to five (5) business days from the receipt of the final approval. It is not the municipality's responsibility or problem if settlement is affected by this. Be prepared and schedule appropriately!

12. The property owner must receive the original copy of the occupancy certificate. They must understand permit procedures and have this copy available for inspection at the property for future use. The original must be picked up or can be mailed on request. Fax or photo copies will not be acceptable.

**ALL CONSTRUCTION DOCUMENTS ARE FILED BY ADDRESS  
FOR AN INDEFINITE PERIOD OF TIME AT THE MUNICIPALITY**

**IMPORTANT PHONE NUMBERS**

|   |                            |
|---|----------------------------|
| <u>Spring Grove Borough Main Office</u>   | <u>717-225-5791</u>        |
| <u>Zoning Officer, Scott Miller</u>       | <u>717-225-5791, Ext 5</u> |
| <u>Commonwealth Code</u>                  | <u>717-846-2004</u>        |
| <u>PA One Call</u>                        | <u>811 or 800-242-1776</u> |
| <u>International Code Council</u>         | <u>215-638-0554</u>        |
| <u>York County Conservation</u>           | <u>717-240-7430</u>        |
| <u>York County Courthouse -Main</u>       | <u>717-771-9675</u>        |
| <u>York County Courthouse - Assessing</u> | <u>717-771-9232</u>        |
| <u>York County Courthouse - Mapping</u>   | <u>717-771-9730</u>        |
| <u>York County Courthouse - Planning</u>  | <u>717-771-9870</u>        |
| <u>PA Dept of Transportation - York</u>   | <u>717-848-6230</u>        |

**Building Permit Application Checklist**

- Review zoning ordinance, setbacks and lot size for compliance
- Complete building permit application
- Submit copy of PA State HOP if applicable
- Copy of sewer EDU permit or private septic approval permit
- York County Conservation permit if applicable
- Approved E&S plan if required
- Plot plan showing all dimensions of existing and proposed improvements
- Plans are folded 8.5 x 11
- Workers compensation or proof of insurance
- Separate checks for Spring Grove Borough & Commonwealth Code
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# SPRING GROVE BOROUGH

## APPLICATION FOR BUILDING PERMIT & PLAN REVIEW

USE THIS FORM FOR ALL PA UNIFORM CONSTRUCTION CODE REQUIRED PROJECTS

### LOCATION OF BUILDING PROJECT

|  |  |                       |  |                  |  |          |  |
|--|--|-----------------------|--|------------------|--|----------|--|
| Site Address:                            | <input style="width: 95%;" type="text"/>   | City                  | <input style="width: 95%;" type="text"/>   | State            | <input style="width: 20px;" type="text"/>  | Zip Code | <input style="width: 95%;" type="text"/> |
| Property Owner (s):                      | <input style="width: 98%;" type="text"/>   |                       |  |                  |  |          |  |
| Owners Address:<br><i>(if different)</i> | <input style="width: 95%;" type="text"/>   | City                  | <input style="width: 95%;" type="text"/>   | State            | <input style="width: 20px;" type="text"/>  | Zip Code | <input style="width: 95%;" type="text"/> |
| Owners Home Phone:                       | <input style="width: 120px;" type="text"/> | Owners Cell<br>Phone: | <input style="width: 120px;" type="text"/> | Owners<br>Email: | <input style="width: 250px;" type="text"/> |          |  |

### CONTRACTORS INFORMATION

|                       |  |        |  |      |  |
|-----------------------|--|--------|--|------|--|
| General Contractor:   | <input style="width: 95%;" type="text"/> | Phone: | <input style="width: 95%;" type="text"/> | Fax: | <input style="width: 95%;" type="text"/> |
| Contact Person:       | <input style="width: 95%;" type="text"/> | Phone: | <input style="width: 95%;" type="text"/> | Fax: | <input style="width: 95%;" type="text"/> |
| Plumber:              | <input style="width: 95%;" type="text"/> | Phone: | <input style="width: 95%;" type="text"/> | Fax: | <input style="width: 95%;" type="text"/> |
| Electrician:          | <input style="width: 95%;" type="text"/> | Phone: | <input style="width: 95%;" type="text"/> | Fax: | <input style="width: 95%;" type="text"/> |
| HVAC:                 | <input style="width: 95%;" type="text"/> | Phone: | <input style="width: 95%;" type="text"/> | Fax: | <input style="width: 95%;" type="text"/> |
| Additional Specialty: | <input style="width: 95%;" type="text"/> | Phone: | <input style="width: 95%;" type="text"/> | Fax: | <input style="width: 95%;" type="text"/> |

### MUST BE COMPLETED

**ESTIMATED COST OF IMPROVEMENT:**

**OWNERSHIP:**

**Private**

**Public**

#### TYPE OF WORK

- New Construction
- Electrical
- Mechanical
- Addition
- Structural Alteration
- Accessory Building
- Moving / Relocating
- Demolition
- Foundation / Slab
- Deck Over 30 Inches
- Other Explain:

#### USE OF PROPOSED

##### RESIDENTIAL

Change of Use Created: Yes  No

Attached:  Detached:

One Family Dwelling

Two Family Dwelling

Multi Family - # of Units

Accessory Building

Other Explain:

##### NON-RESIDENTIAL

Change of Use Created: Yes  No

Industrial

Commercial

Hospital,  
Institutional

Office,  
Professional

Transient Hotel, Motel, Dormitory  
# of Transient Units =

Service Station, Repair Garage

Other Explain:

**BUILDING PERMIT APPLICATION PAGE 2**

**CHARACTERISTICS OF BUILDING**

|   |  |   |  |
|---|--|---|--|
| <p><b>CONSTRUCTION TYPE</b></p> <p><input type="checkbox"/> Stick Built on Site</p> <p><input type="checkbox"/> Manufactured Modular Home</p> <p><input type="checkbox"/> Manufactured Mobile Home</p> <p><input type="checkbox"/> Manufactured Industrailized</p> <p><input type="checkbox"/> Other Explain:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>   | <p><b>PRINCIPAL TYPE OF FRAME</b></p> <p><input type="checkbox"/> Wood Framed</p> <p><input type="checkbox"/> Masonry (Wall Bearing)</p> <p><input type="checkbox"/> Structural Steel</p> <p><input type="checkbox"/> Reinforced Concrete</p> <p><input type="checkbox"/> Other Explain:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> | <p><b>PRINCIPAL ROOF TYPE</b></p> <p><input type="checkbox"/> Asphalt Shingle</p> <p><input type="checkbox"/> Metal</p> <p><input type="checkbox"/> Wood</p> <p><input type="checkbox"/> Rubber</p> <p><input type="checkbox"/> Other Explain:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>  |  |
| <p><b>TYPE OF FUEL</b></p> <p><input type="checkbox"/> Natural Gas</p> <p><input type="checkbox"/> Propane Tank</p> <p><input type="checkbox"/> Electric</p> <p><input type="checkbox"/> Oil</p> <p><input type="checkbox"/> Coal or Wood</p> <p><input type="checkbox"/> Other Explain:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>  | <p><b>SEWAGE DISPOSAL</b></p> <p><input type="checkbox"/> Public System</p> <p><input type="checkbox"/> Private on Lot System</p> <p>Type: <div style="border: 1px solid black; width: 150px; height: 20px; display: inline-block;"></div></p> <p>Permit: <div style="border: 1px solid black; width: 150px; height: 20px; display: inline-block;"></div></p>        | <p><b>SIDING TYPE(S)</b></p> <p><input type="checkbox"/> Vinyl</p> <p><input type="checkbox"/> Wood</p> <p><input type="checkbox"/> Metal or Aluminum</p> <p><input type="checkbox"/> Masonry - Brick, Stone, Block</p> <p><input type="checkbox"/> Stucco or Dryvit</p> <p><input type="checkbox"/> Other Explain:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>   |  |
| <p><b>WATER SUPPLY</b></p> <p><input type="checkbox"/> Public</p> <p><input type="checkbox"/> Private on Lot System</p>   | <p><b>NUMBER OF BEDROOMS</b></p> <p><input type="checkbox"/> Basement</p> <p><input type="checkbox"/> First Floor</p> <p><input type="checkbox"/> Second Floor</p> <p><input type="checkbox"/> Third Floor</p> <p><input type="checkbox"/> TOTAL</p>   | <p><b>NUMBER OF BATHROOMS</b></p> <p><input type="checkbox"/> Basement</p> <p><input type="checkbox"/> First Floor</p> <p><input type="checkbox"/> Second Floor</p> <p><input type="checkbox"/> Third Floor</p> <p><input type="checkbox"/> TOTAL</p>   |  |
| <p><b>FOUNDATION / FOOTER TYPE</b></p> <p><input type="checkbox"/> Concrete Poured</p> <p><input type="checkbox"/> Monolithic Slab</p> <p><input type="checkbox"/> Superior Wall or Similar</p> <p><input type="checkbox"/> Pole Construction</p> <p><input type="checkbox"/> Other Explain:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>  | <p><b>Electrical Service</b></p> <p><div style="border: 1px solid black; width: 60px; height: 20px; display: inline-block;"></div> Amp. Service</p> <p><input type="checkbox"/> # Meters Serving Building</p> <p>Other Explain:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>  | <p><b>OFF STREET PARKING SPACES</b></p> <p><input type="checkbox"/> Enclosed Spaces (Garage)</p> <p><input type="checkbox"/> Outdoor Spaces</p> <p><input type="checkbox"/> Handicapped if Required</p> <p><input type="checkbox"/> Van Accessible if Required</p> <p><input type="checkbox"/> TOTAL</p>  |  |
| <p><b>BUILDING DIMENSIONS</b></p> <p><div style="border: 1px solid black; width: 80px; height: 20px; display: inline-block;"></div> Total Building Area</p> <p><div style="border: 1px solid black; width: 80px; height: 20px; display: inline-block;"></div> Lot Size <input type="checkbox"/> Acres</p> <p><div style="border: 1px solid black; width: 80px; height: 20px; display: inline-block;"></div> Building Height Above Ground</p> <p><input type="checkbox"/> Number of Stories Overall Size <input type="checkbox"/> x <input type="checkbox"/></p> |  | <p><b>MECHANICAL SYSTEMS</b></p> <p><input type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Alarm System</p> <p><input type="checkbox"/> Forced Hot Air / Heat Pump <input type="checkbox"/> Sprinkler System</p> <p><input type="checkbox"/> Furnace / Boiler Heating Sysem <input type="checkbox"/> Pressure Vessels</p> <p><input type="checkbox"/> Elevators, Escalators, Lifts <input type="checkbox"/> Refrigeration System</p> <p><input type="checkbox"/> Fireplace or Stove # <input type="checkbox"/> <input type="checkbox"/> Solar Equipment</p> <p>Fuel Type <input type="checkbox"/> Vent Type <input type="checkbox"/> Other: <div style="border: 1px solid black; width: 100px; height: 20px; display: inline-block;"></div></p> |  |

**BUILDING PERMIT APPLICATION PAGE 3**

**LOCATION OF BUILDING**

FLOODPLAIN - Is the site located within an identified flood hazard area?  YES  NO

WETLANDS - Is the site located within an identified wetland area?  YES  NO

HISTORICAL AREA- Is the site located within a Historical District?  YES  NO

HOMEOWNERS - Is the site located within a Home Owners Association Community?  YES  NO

If yes to the above list contact information:

Name:

Phone:

**DESCRIBE IN DETAIL WHAT YOU ARE PROPOSING:**

The owner of this property and the undersigned agree to conform to all State, Federal and Local laws and ordinances of Spring Grove Borough and that by signing this application further states that any misrepresentation of the facts set forth on this application will result in criminal and civil penalties as set forth in the PA Crimes Code Title 18, Sections 4903 and 4904 dealing with false statements. I also certify that the proposed work is authorized by the property owner of record and that I have been authorized by the owner to make this application as his/her authorized agent.

I also agree and understand that I must contact the designated municipal inspector at each required inspection step throughout the construction project. It is my responsibility to contact the inspector at least 24 hours prior to the time the inspection is needed. No inspections are scheduled on weekends and holidays unless special arrangements are agreed to at least one week in advance with the inspector. Weekend and holiday inspections are not guaranteed, or required of the inspectors to schedule. If an inspection is not completed for lack of scheduling the inspection in time or at all, it is the builders responsibility and liability that those non-inspected items may need to be removed or replaced at their costs in addition to extra charges or fines being accessed.

I understand permits may be required by the County or other State and Local agencies and it is my responsibility to obtain any required permits prior to the start of construction.

Signature of Applicant / Representative: \_\_\_\_\_

Date:

Print Name:

Title/Rep:

**NOTE:**

**A MATERIALS LIST ALONG WITH A DETAILED SITE PLAN AND THE REQUIRED CONSTRUCTION DRAWINGS MUST BE SUBMITTED WITH THIS APPLICATION.**

**BUILDING PERMIT APPLICATION PAGE 4**

**WORKERS COMPENSATION INSURANCE COVERAGE INFORMATION**

A. The applicant is a contractor within the meaning of Pennsylvania Workers Compensation Law

YES  NO If "yes" complete Sections B & C below as applicable

B. Insurance Information:

Name of Applicant:

Federal or State Employer Identification Number

Applicant is a Qualified Self-Insurer for Workers Compensation  Certificate Attached

Name of Workers Compensation Insurer

Workers Compensation Insurance Policy Number   Certificate Attached

Policy Expiration Date

C. Exemption:

Complete Section C if the applicant is a contractor claiming exemption from providing workers compensation insurance.

The undersigned swears or affirms that he/she is not required to provide workers compensation insurance under the provisions of Pennsylvania Workers Compensation Law for one of the following reasons, as indicated:

Contractor with no employees. Contractor prohibited by law from employing any individual to perform work pursuant to this building permit unless contractor provides proof of insurance to the Borough.

Religious exemption under the Workers Compensation Law.

Subscribed and sworn to before me this

Signature of Applicant: \_\_\_\_\_

Address:

City  State  Zip Code

My commission expires:

County of

Seal

Municipality of

**PLEASE ATTACH COPY OF INSURANCE CERTIFICATE!**