Guidelines for Residential Building Permits

For the safety of our residents: all residential construction must comply with the 2009 International Residential Code as well as Robinson Township Zoning Ordinances.

- Please check with your Homeowners Association before applying for building or zoning permits

A Residential Building Permit is required prior to the construction of:

- New homes
- Additions or extension to existing home
- Remodeling of existing homes if it requires structural changes and/or electrical or plumbing work.
- Changes to existing roofs (other than new shingles)
- Sheds or garages in excess of 200 square feet
- Any structure less than 200 square feet if it contains utilities
- Decks more than 30 inches above grade
- Porches
- New roofs over porches or decks
- Swimming pools (in-ground, on ground and above ground), spas and hot tubs capable of holding 24 inches of water or more
- Retaining walls over 4 feet high from the footer

A Zoning Approval Permit is required for:

- Fences
- Sheds or garages less than 200 square feet (without utilities)

Along with completed building permit application, the applicant must provide proof of water & sewer availability (if applicable) and a copy of the homeowner's plot plan with surveyor's seal showing proposed locations, setbacks, right of ways, plan name, lot number, lot area, etc. Also complete 2 sets of detailed construction drawings showing:

- Footings and foundation size, depth, drainage and insulation
- Framing with member sizes, spacing and attachments
- Wall & roof sheathing
- Flashing details at windows, doors and roof intersections
- Exterior wall and roof insulation & finish
- Locations of all electrical devices
- Locations of smoke detectors
- Locations of all plumbing fixtures
- An Energy Code compliance report, (ResCheck) is required

If applicable, the submittal documents should be sent to the township's plans reviewer for code compliance. Call for detail information & fees before sending plans.

Joe Neidermeyer
Plans Examiners, Inc.
1000 Church Hill Road, Suite 210
Pittsburgh, PA 15205

Phone 412 787-1510 x121
FAX 412 489-5957
E-mail jbarnett@plans-examiners.com

Upon approval of the plans reviewer, the applicant can come into our office to submit the permit application and receive zoning approval as well as the executed building permit. The permit should be prominently displayed at the construction site.

NOTE: All Contractors must provide a Certificate of Liability Insurance prior to obtaining a building permit. Certificate holder should have Township of Robinson / Plans Examiners Inc. at 1000 Church Hill Road, Pittsburgh, PA 15205 or 2 separate certificates.

Once a permit is issued, **no** deviations from the plot plan or approved construction documents can be made without prior approval from the building inspector.

The applicant will receive an inspection checklist with the permit. This lists all the required inspections as well as the order in which they should be made and must be available for all applicable inspectors to sign. Please call at least 48 hours in advance for any required inspections. In Allegheny County, plumbing inspections are made by the Allegheny County Health Department. (All electrical inspections MUST be performed by a Pennsylvania state certified inspector. If using an inspector who is not on our approved list, that inspector must provide his certification information.)

All dirt, mud, soil or other debris deposited on any public street shall be removed immediately so as not to create a traffic hazard. A driveway of #4 size slag from the street to the building line shall be installed and traffic from the street onto the property shall be limited to the driveway.

Open burning of any material is not permitted in Robinson Township except when permitted by the Allegheny County Health Department rules & regulations.

Permitted working hours in Robinson Township are as follows:

Monday through Saturday - 6:00 AM to 8:00 PM

NO work is permitted on Sundays or Legal Holidays

Feel free to call our office with any questions you may have at 412 788-8117.

Our working hours are 8:00 AM to 4:00 PM Monday through Friday.

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