

DEMOLITION PERMIT CHECKLIST AND CONSTRUCTION GUIDELINES

Complete the following checklist for the building demolition. Items that require an acknowledgement only mark with your initials. Items which do not apply, mark with "N/A" or not applicable.

- _____ Completed permit application form with the required permit fee.
- _____ ~~Three (3) site plans clearly identifying the location and footprint square footage of the structure(s) being demolished.~~
- _____ Acknowledge that the electrical service has been disconnected by the serving utility.
- _____ Acknowledge that the gas service has been disconnected by the serving utility.
- _____ When on-lot septic systems are present: (1) Tanks must be pumped. (2) any associated piping must be removed and properly disposed of, and (3) tanks must be removed and properly disposed of or abandoned in-place with holes punched in the tank bottom and filled with clean fill.
- _____ When public sewer is present and the lateral is being abandoned: Laterals must be capped at the public main as directed by local sewer authority.
- _____ On-lot wells to be abandoned shall have the pump removed: the shaft shall be filled with clean stone and permanently capped 12" below finished grade.

Authorized Agent/Property Owner Signature _____

Date _____

**CUSTOMER ASSISTANCE GUIDE
BUILDING PERMIT APPLICATION SUBMITTAL REQUIREMENTS**

DEMOLITION CONSTRUCTION GUIDELINES

- Notify PA One Call at 800-242-1776 or at www.paonecall.org at least 3 days prior to start of any demolition or excavation.
- Identify the type and location of site utilities such as gas, electric, water service lateral, public sewer lateral, on-lot well or on-lot sewer system on the site plan.
- Utility Disconnections: Service utility connections shall be disconnected and capped in accordance with the approved rules and requirements of the applicable governing authority. International Building Code Section 3303.6.
- Identify on the site plan if any existing underground or aboveground storage tanks. (combustible and flammable liquids) are present on the property. A separate permit shall be applied for and obtained prior to removal of any storage tanks. Permit shall be obtained from the Pennsylvania Department of Labor and Industry.
- Asbestos shall be removed in accordance with Pennsylvania Department of Environmental Protection Air Quality's regulations. View the department's website at <http://www.depweb.state.pa.us/dep/site/default.asp>. Asbestos removal is regulated by the Department of Labor and Industry. Call Pennsylvania Department of Labor and Industry at 717-772-3396 for more information.
- Pedestrian Protection: The work of demolishing and building shall not commence until pedestrian protection is in place. Refer to Section 3306 of the 2015 IBC for specific protection requirements. IBC Section 3303.2.
- Site Maintenance: Where a structure has been demolished or removed, the vacant lot shall be filled and maintained to the existing grade. Only clean fill is to be used in backfilling of demolished structures. IBC Section 3303.4.
- Water accumulation: Provisions shall be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property. IBC 3303.5.
- Future construction (if applicable) requires backfilling with approved engineered fill or excavation to virgin soil.

BEFORE DIGGING CALL 811 – SEE ATTACHED BROCHURE

Safe digging is
no accident!

Know what's
below.

Dial 8-1-1
before you dig.



TEMPORARY MARKING GUIDELINES

	WHITE	Proposed Excavation
	PINK	Temporary Survey Markings
	RED	Electric Power Lines, Cables, Cords and Lighting Cables
	YELLOW	Gas, Oil, Steam, Petroleum or Communication, Fibers or Signal Lines
	ORANGE	Customs Materials, Hazardous Materials, Cables or Cords and Traffic Control
	BLUE	Potable Water
	PURPLE	Backflow Valve, Ingression and Sherry Lines
	GREEN	Sewers and Drain Lines

The following information is needed when you call PA One Call System.

YOUR TELEPHONE NUMBER

YOUR MAILING ADDRESS

COUNTY - The name of the county where the work will take place

MUNICIPALITY - City, Township or Borough where the work will take place

THE ADDRESS WHERE THE WORK WILL TAKE PLACE

THE NEAREST INTERSECTING STREET TO THE WORK SITE

THE NAME OF A SECOND INTERSECTION NEAR THE WORK SITE

THE TYPE OF EXCAVATION AREA (WORK SITE)

MARKED IN WHITE - Yes or No

OTHER INFORMATION THAT WOULD HELP THE LOCATOR FIND THE SITE - Clarifying information to specify the exact location of the dig

THE TYPE OF WORK BEING DONE

WHETHER THE WORK WILL TAKE PLACE IN: Street, Sidewalk, Paved or Private Property

THE APPROXIMATE DEPTH YOU ARE DIGGING

THE EXTENT OF THE EXCAVATION - The approximate size of the excavation in feet with or without

THE METHOD OF EXCAVATION - How will the earth be removed?

WHO IS THE WORK BEING DONE FOR

PERSON TO CONTACT IF THE UTILITIES HAVE QUESTIONS

THE CONTACT PERSON'S PHONE NUMBER - The phone number with area code for daytime contact

THE BEST TIME TO CALL

FAX NUMBER - If available, address - The address where the excavator will be sent to you

SCHEDULED EXCAVATION DATE AND START TIME - not less than 2 business days or more than 10 business days.

DURATION OF A JOB - How long will the job take

ANY ADDITIONAL REMARKS YOU MAY HAVE

You will be given a 10 digit work number as confirmation of your call and our system will send you the response from the utilities on the morning of your scheduled excavation date via fax or email

Know what's below.
Dial 8-1-1 before you dig.



www.pa811.org

What do we do?

We are the "Call before you dig!" company for all of Pennsylvania. If you plan to disturb the earth with powered equipment, you are required by Pennsylvania law to notify the underground utility companies of your intent to do so. Notification occurs by calling 8-1-1 or 1-800-242-1776, 24 hours of the day, every day of the year. Notification can also be done on our website at www.paonecall.org.

We will then notify the utility companies nearby of your intent to dig. The utility companies are responsible to mark where their underground lines are located with colored flags, paint or chalk.

Please Note:

- PA One Call does not mark utility lines.
- In some cases, the utility company may not mark the service lines you own.
- If you need your sewer drain located be sure to check www.paonecall.org/resources for additional information.

Information is provided by the

Why should you call?

Safe digging is no accident! If you are installing a fence or deck, or digging for a mailbox post, patio or other excavation project, it is important to know what's below. Dial 8-1-1 or 1-800-242-1776 before you dig. The utility companies do not want an accident, either. The best way to learn where underground utility lines are located is to call before you dig.

For more information, visit www.pa811.org



Homeowner Quick Tips

- One easy phone call to 8-1-1 three to ten business days before digging begins helps keep your neighborhood safe.
- Call on Monday or Tuesday if you plan to dig on Saturday or Sunday.
- The utility companies will mark where their underground lines are located with colored paint, flags or chalk.
- Do not remove the flags if you see them in your yard.
- Our service is no cost to homeowners.
- Did you hire someone to install your fence, deck or new patio? Ask to see the PA One Call serial number before allowing them to dig on your property.

The Excavator's Responsibility

- Dial 8-1-1 or 1-800-242-1776.
- Do not allow anyone to excavate on your property without calling.
- Always look for the markings on the ground before your dig date.
- If you do not see markings, do not allow anyone to dig. Wait for the lines to be marked by the utility.
- Whoever places the call will receive an email or fax with a list of facility owners who have marked or have not marked. Pay attention to this message.
- Respect the markings by not removing flags or disturbing the actual markings.
- Exercise care around the marked lines by hand digging.
- When the project is complete, the excavator should remove the flags or marks from the ground or pavement.
- Report mishaps by dialing 911. Markers undisturbed by the flagger.



City of Beaver Falls

Code Enforcement & Zoning Office
715 Fifteenth Street, Beaver Falls, PA 15010
Office: (724) 847- 2808 Ext. 200
Fax: (724) 847-4748
WWW.BEAVERFALLSPA.ORG

UCC/Building Permit Application

APPLICATION NO. _____

DATE _____

I. PROJECT LOCATION:

Project Address: _____		Parcel No.: _____	
BUILDING USE:	☐ Single Family Dwelling	☐ Two- Family Dwelling	☐ Multi-Family Dwelling _____ units
	☐ Commercial/Residential _____ units	☐ Commercial	☐ Industrial
	Specific Use: _____	Use Group: _____	

II. IDENTIFICATION:

A. APPLICANT:

MAILING ADDRESS: _____

CITY, STATE, ZIP: _____

DAYTIME PHONE: () _____

CELL PHONE: () _____

FAX: () _____

EMAIL: _____

B. PROPERTY OWNER (IF DIFFERENT FROM ABOVE):

ADDRESS: _____

CITY, STATE, ZIP: _____

DAYTIME PHONE: () _____

CELL PHONE: () _____

FAX: () _____

EMAIL: _____

C. CONTRACTOR:

ADDRESS: _____

CITY, STATE, ZIP: _____

DAYTIME PHONE: () _____

CELL PHONE: () _____

FAX: () _____

EMAIL: _____

D. DESIGN PROFESSIONAL/ARCHITECT:

ADDRESS: _____

CITY, STATE, ZIP: _____

DAYTIME PHONE: () _____

CELL PHONE: () _____

FAX: () _____

EMAIL: _____

III. PROJECT DESCRIPTION:

☐ DEMOLITION	☐ NEW BUILDING	☐ ADDITION	☐ REPAIR	☐ RELOCATION	☐ FOUNDATION ONLY
☐ CHANGE OF USE	☐ PLUMBING	☐ MECHANICAL	☐ ELECTRICAL	☐ OTHER _____	

Describe the proposed work:

ESTIMATED COST OF DEMOLITION/CONSTRUCTION (REASONABLE FAIR MARKET VALUE): \$

IV. DEMOLITION (if applicable):

PA-ONE CALL #:

SIGN OFFS REQUIRED: (initial each)	a. Water/ Sewage	b. Gas	c. Electric
------------------------------------	------------------	--------	-------------

It is the responsibility of the owner and/or contractor to notify DEP and L&I for asbestos removal and disposal for all commercial and multi-family structures.

It is the responsibility of the owner and/or contractor to contact Pennsylvania One Call (Dial # 811) to mark utility lines on the property before any digging is started under Act 287.

All utilities must be abated before a permit will be issued.

Upon removal of building materials, the site must be inspected before backfill begins.

No burning of any materials will be permitted on site.

Must follow regulations provided in City Ordinance 1899 (Grading, Excavation, Fill)

Lot must be leveled and in a neat orderly appearance on completion of backfill.

V. GRADING/EXCAVATION/FILL (if applicable):

No person shall commence or perform any grading (excavation or fill) without first having obtained a grading permit from the City. A separate permit shall be required for each site. One (1) permit may cover both an excavation and any fill made on the same.

Before issuance of a grading bond, the applicant shall post a bond with a corporate surety. Such bond shall be executed by a corporate surety as well as by the principal and shall be subject to approval of the City Solicitor as to form. The bond shall be issued to the benefit of the City and be conditioned upon the faithful performance of the work required under the terms and conditions of the grading permit to the satisfaction of the City. In lieu of said bond, a cash deposit in said amount may be made with the City. Said bond or cash deposit shall be in the amount of fifty percent (50%) of the contract cost of the work to guarantee the completion of said work, including erosion and sedimentation control and storm drainage system contemplated by the permit.

VI. ZONING:

☐ R-1A Residential	☐ R-1B Residential	☐ R-2 Residential	☐ SGD South Gateway District	☐ DSD Downtown South District	☐ DCD Downtown Central District
☐ DND Downtown North District	☐ C-2 Commercial	☐ CLI Commercial/ Light Industrial	☐ CON Conservation	☐ I Industrial	☐ PEI Public/ Educational/ Institutional

ZONING COMMENTS:

ZONING APPROVED:	DATE:
ZONING DENIED:	DATE:

1. PLUMBER:

All plumbers conducting plumbing in the City must have a Beaver Falls Plumbers License.

Plumber Name:

BF Plumber License #:

2. CONTRACTOR:

Pennsylvania Home Improvement Consumer Protection Act 132

Contractor:

HIC #:

VIII. WORKERS' COMPENSATION:

The applicant for the building permit, in compliance with Act 44 of 1993, hereby submits (check one):

- ☐ Certificate of Insurance OR Certificate of Self-Insurance (Please Attach)
- ☐ Affidavit of Exemption

Basis for Exemption (check one):

- ☐ Applicant is an individual who owns the property
- ☐ Contractor/Applicant is a sole proprietorship without employees
- ☐ Contractor/Applicant is a corporation, and the only employees working on the project have and are qualified as "Executive Employees" under Section 104 of the Workers' Compensation Act.

Please explain: _____

- o All of the contractor/applicant's employees on the project are exempt on religious grounds under Section 304.2 of the Workers' Compensation Act.

Please explain: _____

- o Other:

Please explain: _____

1. Any subcontractors used on this project will be required to carry their own workers' compensation coverage.
2. The applicant is not permitted to employ any individual to perform work on this project pursuant to the permit in violation of the Act.
3. Violation of the Workers' Compensation Act or the terms of this permit will subject the applicant to a stop-work order and other fines and penalties provided by law.

IX. NOTICES FOR APPLICANT:**READ, UNDERSTAND AND COMPLY WITH THE FOLLOWING NOTICES**

NOTICE: In addition to a construction/zoning permit, if the subject property does or will require access to a public road or street, and/or will require improvement/change of curb to have access to a public road or street: If such State road or street is under the jurisdiction of the Commonwealth of Pennsylvania, you must obtain a Highway Occupancy Permit pursuant to Act No. 428 of 1945, as amended, known as the "State Highway Law"; Application for such Highway Occupancy Permit as to a Commonwealth road or street must be made to, with and processed by the Pennsylvania Department of Transportation. If such road or street is under the jurisdiction of City of Beaver Falls, you must apply for and obtain a Curb Cut application from the City.

NOTICE: In addition to a zoning permit, you may need to make other applications and obtain other permits for the development you propose, including but not limited to, depending on location of your premises, for sewage tap-in permit for connection to a public sewer, water connection permit (to be obtained from the Beaver Falls Municipal Water Authority, and/or Land Development approval, prior to being able to commence construction. Furthermore, following construction and prior to your placing into use the proposed structure/building, you will need to procure an UCC building permit from the City's Third Party Agency. Also, if building onto several parcels the property will need to be consolidated before construction starts.

NOTICE: Contractor prohibited by law from employing any individual to perform work pursuant to this zoning permit unless contractor provides proof of worker's compensation to the City of Beaver Falls. Contractor also prohibited by law as to building or remodeling under subject Permit from engaging the services of a subcontractor unless subcontractor maintains workers' compensation insurance coverage as to subcontractor's employees. Failure of Contractor and Applicant for this Permit to maintain worker's compensation insurance according to law of Commonwealth of Pennsylvania requires stoppage of all construction/work under Building Permit issued and a Building Permit may be revoked.

NOTICE: Property Owner or Project Owner or Applicant is responsible to contact Pennsylvania One Call (Dial #811) to locate and mark underground utility lines on the property before any digging or excavating is started under Act 287.

NOTICE: Property owner is responsible for determining if property is subject to private covenants or private plan restrictions and compliance with the restrictions. Private covenants may be more restrictive than zoning regulations. Issuance of a building or zoning permit does not constitute compliance with private covenants or restrictions. Permits issued in violation of any private covenants or a restriction is the sole responsibility of the property owner or their authorized representative.

X. VERIFICATION:

I do hereby agree to observe and adhere to any and all provisions of the City of Beaver Falls Zoning Code, and do further agree and understand that my failure to do so shall constitute a violation as to any Permit issued per this Application, which violation shall cause any Permit to become Null and Void, and revocable by the City of Beaver Falls via its Zoning Officer or other designated agent.

I/We hereby certify that as applicants, owners, contractors, agents or others that I/we completed and read the foregoing Application and that the information and statements in this application and other representations contained in all accompanying plans are made a part of this application and are true and correct to the best of our knowledge and belief. This statement and verification are made subject to the penalties of 18 P.A.C.S.A. Section 4904 relating to unsworn falsifications to authorities, which provides that if I/we knowingly make false statements or averments, I/we may be subject to criminal penalties. I/We hereby authorize representatives of the City to make the required inspections upon the property to verify that the construction requested under this application complies with the City of Beaver Falls Zoning and Building Code Ordinances or other applicable codes.

If applicant is Contractor or Agent of Owner, he/she hereby certifies that he/she has the authority to act on behalf of the Owner.

I certify that the code administrator of the code administration's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Print Name of Owner or Authorized Agent

Signature of Owner or Authorized Agent

Date

XI. FEES:							
PLAN REVIEW FEES:	MDIA INSPECTION FEES:	1% OF COST FEE:	ZONING PERMIT FEE:	STATE FEE:	TOTAL PERMIT FEES:	PAID DATE:	CHECK NO:
\$	\$	\$	\$	\$ 4.50	\$		

THIS FORM REQUIRES A NOTARY SEAL

AFFIDAVIT OF EXEMPTION

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

- _____ Property owner performing own work. If property owner does hire contractor to perform any work pursuant to building permit, contractor must provide proof of workers' compensation insurance to the municipality. Homeowner assumes liability for contractor compliance with this requirement.
- _____ Contractor has 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 municipality.
- _____ Religious exemption under the Workers' Compensation Law. All employees of contractor are exempt from workers' compensation insurance (attach copies of religious exemption letter for all employees).

Signature of Applicant

County of _____

Municipality of _____

Subscribed, sworn to and
acknowledged before me by the above
_____ this _____ Day
of _____
20 _____.

SEAL

Notary Public



CITY OF BEAVER FALLS

DEPT. OF CODE ENFORCEMENT & ZONING

715 FIFTEENTH STREET ♦ BEAVER FALLS, PA 15010
(724) 847-2808 Ext. 200 ♦ Fax (724) 847-4748

WWW.BEAVERFALLSPA.ORG

Building Inspection Fee Schedule

In addition to the attached Middle Department Inspection Agency (MDIA), the City's Third-party inspection agency, City fees are the following:

Residential (Single Family or Two-Family)

\$25.00 per type of permit (construction, plumbing, electrical, mechanical)

PLUS

One percent (1%) of the cost of improvement

PLUS

\$4.50 State Fee per permit type

Commercial (including Multi-family dwellings)/ Non-residential:

\$100.00 per type of permit (construction, plumbing, electrical, mechanical)

PLUS

One percent (1%) of the cost of improvement

PLUS

\$4.50 State Fee per permit type

ALL Demolitions:

\$150.00 per structure