



Heidelberg Township Zoning Office  
Lehigh County  
6272 Route 309 ~ Suite A  
New Tripoli, Pa. 18066  
610-767-9297 ~ Fax 484-265-0097  
[www.heidelberglehigh.org](http://www.heidelberglehigh.org)

## Application

Pa. Act 45 (Uniform Construction Code)

Received \_\_\_\_\_ Tax Map # or PIN # \_\_\_\_\_  
Permit Numbers ~ Bldg. \_\_\_\_\_ Electric \_\_\_\_\_ Plumbing \_\_\_\_\_  
HVAC \_\_\_\_\_ Sewer \_\_\_\_\_  
Zoning District \_\_\_\_\_ Date Issued \_\_\_\_\_ Date Expires \_\_\_\_\_

**Please Check One Inspection Agency:** Once an applicant/homeowner/builder chooses an inspection agency on the Township List they must continue to use that agency through completion of the permitted project.

**Please call your inspection agency direct to schedule your inspections.**

\_\_\_\_\_ Blue Mountain Inspection Services  
6 Old State Road, New Ringgold, Pa. 17960 - Phone 570-943-2577

\_\_\_\_\_ CodeMaster Inspection Services  
1209 Hausman Road - Suite B, Allentown, Pa. 18104 - Phone 484-223-0763

**This is a multi-use application ~ please fill in as to what applies to your project ~ Thank You**

**Plot Plan ~** Provide three (3) copies of a plot plan showing all existing structures, well, septic tank, drain field, sewer lines, driveway area, and proposed improvements within the lot. Exact dimensions and setbacks must be shown if improvements are proposed less than ten (10) feet from the required setbacks.

### Construction Plans

**Residential ~ Three (3)** sets of construction plans must be "as built" indicating all the information of the Pa. UCC Code, including the square footage of the total floor area of the structure (living area, basement, finished attic, garages, decks and porches).

**Additions to residential dwellings only ~** if no construction plans are drafted, the Building Inspector may approve a list of materials to be used if the load strengths can be determined by the identification of the rafters, joist, and the spacing of each. A hand drawn plan is acceptable.

**Commercial Structures ~ Three (3)** sets of construction plans; the construction documents shall be prepared by a registered design professional and be signed and sealed. The floor area utilized by the public must be shown separately from the total square footage of the building area.

Location/Address of proposed work or improvement \_\_\_\_\_

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Owner Name (Please Print) \_\_\_\_\_ Phone# \_\_\_\_\_  
Owner Signature \_\_\_\_\_ Cell# \_\_\_\_\_  
Fax# \_\_\_\_\_ email \_\_\_\_\_  
Mailing Address \_\_\_\_\_

Principal Contractor \_\_\_\_\_ Phone# \_\_\_\_\_ Cell# \_\_\_\_\_  
Fax# \_\_\_\_\_ email \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
PA Home Improvement Consumer Act Registration No. \_\_\_\_\_

Applicant \_\_\_\_\_ Phone# \_\_\_\_\_ Cell# \_\_\_\_\_  
Fax# \_\_\_\_\_ email \_\_\_\_\_  
Mailing Address \_\_\_\_\_

Architect \_\_\_\_\_ Phone# \_\_\_\_\_ Cell# \_\_\_\_\_  
Fax# \_\_\_\_\_ email \_\_\_\_\_  
Mailing Address \_\_\_\_\_

Building Setbacks (distance of proposed construction from property lines and road right of way)  
Front \_\_\_\_\_ Rear \_\_\_\_\_ Right Side \_\_\_\_\_ Left Side \_\_\_\_\_  
Easements ~ Front \_\_\_\_\_ Side \_\_\_\_\_ Rear \_\_\_\_\_ Zoning Hearing Decision \_\_\_\_\_  
Located in a Flood Plain  Yes  No

Type of work or improvement  
 New Building  Addition  Alteration  Repair  Renovation  Demolition  
 Change of Use  In ground Swimming Pool  Above ground Swimming Pool/Spa  
 Signs  Billboards

Describe proposed work \_\_\_\_\_

Estimate value of construction \$ \_\_\_\_\_

Description of Building/Land Use

Residential  Non-Residential (Commercial)  
 1 Family Dwelling (R3)  Specific Use \_\_\_\_\_  
 2 Family Dwelling (R3)  Use Group \_\_\_\_\_  
Change in Use  Yes  No  
If yes, indicate prior occupant \_\_\_\_\_  
Maximum Occupancy Load \_\_\_\_\_

Building/Site Characteristics

Number of Residential Dwelling Units ~ \_\_\_\_\_ Existing, \_\_\_\_\_ Proposed  
Water Service ~ please check one  public  private  
Sewer Service ~ please check one  public  private

Building Dimension ~ Length \_\_\_\_\_ Width \_\_\_\_\_

Height of Structure Above Grade \_\_\_\_\_

Total square feet of proposed building \_\_\_\_\_ Number of Stories \_\_\_\_\_

## Electric Application

Type of Use ~ Residential or Commercial \_\_\_\_\_  
Location Address \_\_\_\_\_  
\_\_\_\_\_

Record Owner \_\_\_\_\_ Address \_\_\_\_\_  
\_\_\_\_\_ Telephone \_\_\_\_\_

Electrician \_\_\_\_\_ Address \_\_\_\_\_  
\_\_\_\_\_ Telephone \_\_\_\_\_

Electrician Signature \_\_\_\_\_ Date \_\_\_\_\_

Electrician certifies that all information given is correct and that all pertinent electrical ordinances will be complied with in performing the work for which this permit is issued.

New \_\_\_\_\_ Addition \_\_\_\_\_ Alteration \_\_\_\_\_  
PPL Job Number (if applicable) \_\_\_\_\_

Is Service?       New                       Replacement                       Upgrade  
Service Size \_\_\_\_\_

Provide a brief description of work to be done:  
\_\_\_\_\_  
\_\_\_\_\_

## Plumbing Application

Type of Use ~ Residential or Commercial \_\_\_\_\_  
Location Address \_\_\_\_\_  
\_\_\_\_\_

Record Owner \_\_\_\_\_ Address \_\_\_\_\_  
\_\_\_\_\_ Telephone \_\_\_\_\_

Plumber \_\_\_\_\_ Address \_\_\_\_\_  
\_\_\_\_\_ Telephone \_\_\_\_\_

Plumber Signature \_\_\_\_\_ Date \_\_\_\_\_

List quantity of each fixture that apply

Water Softener _____	Bath Tub _____	Water Heater _____
Water Closet _____	Garbage Disposal _____	Lavatory Sink _____
Shower ~ stall _____	Laundry/Utility Tub _____	Sink ~ kitchen _____
Floor Drain _____	Automatic Washer _____	Urinal _____
Dishwasher _____	Drinking Fountain _____	Other _____

Provide a brief description of work to be done:  
\_\_\_\_\_  
\_\_\_\_\_

# HVAC Application

Type of Use ~ Residential or Commercial \_\_\_\_\_

Location Address \_\_\_\_\_  
\_\_\_\_\_

Record Owner \_\_\_\_\_ Address \_\_\_\_\_

Telephone \_\_\_\_\_

Contractor \_\_\_\_\_ Address \_\_\_\_\_

Telephone \_\_\_\_\_

Contractor Signature \_\_\_\_\_ Date \_\_\_\_\_

Job Type:

New Unit \_\_\_\_\_ Replace Existing Unit \_\_\_\_\_ New Fuel Type \_\_\_\_\_ Existing Fuel Type \_\_\_\_\_

Indoor Unit Location:

Basement \_\_\_\_\_ 1st Floor \_\_\_\_\_ Attic \_\_\_\_\_ Other \_\_\_\_\_

Outdoor Unit Location:

Ground \_\_\_\_\_ Rooftop \_\_\_\_\_ Other \_\_\_\_\_

Type of Job:

Heating \_\_\_\_\_ Air Conditioning \_\_\_\_\_ Ventilation \_\_\_\_\_ Other \_\_\_\_\_

Type of Unit:

Oil \_\_\_\_\_ Heat Pump \_\_\_\_\_ Wood \_\_\_\_\_ Gas \_\_\_\_\_ Forced Air \_\_\_\_\_ Electric \_\_\_\_\_

Geothermal \_\_\_\_\_ Boiler \_\_\_\_\_ Other \_\_\_\_\_

Make & Model of Unit: \_\_\_\_\_

BTU's of Unit: \_\_\_\_\_ Outside Air: \_\_\_\_\_

Vent Rate (CFM) Total: \_\_\_\_\_ Vent Rate (CFM): \_\_\_\_\_

Cost of Proposed Work: \_\_\_\_\_

Provide a brief description of work to be done:

\_\_\_\_\_  
\_\_\_\_\_

The applicant certifies that all information on this application is correct and the work will be completed in accordance with the "approved" construction documents and PA Act 45 (Uniform Construction Code) and any additional approved building code requirements adopted by the Municipality. The property owner and applicant assumes the responsibility of location all property lines, setback lines, easements, rights of way, flood areas, etc. Issuance of permit and approval of construction documents shall not be construed as authority to violate, cancel or set aside any provisions of the codes or ordinances of the Municipality or any other governing body. The applicant certifies he/she understands all the applicable codes, ordinances and regulations.

Application for a permit shall be made by the owner or lessee of the building or structure, or agent of either, or by the registered design professional employed in connection with the proposed work. I certify that the code administrator or the code administrator'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.

My signature below certifies that I am aware of my responsibility to have each required inspection done. No Certificate of Occupancy shall be issued without the required inspections having been completed.

Signature of Owner or Authorized Agent \_\_\_\_\_  
 Please Print Name of Owner or Authorized Agent \_\_\_\_\_  
 Signature of Builder \_\_\_\_\_ Date \_\_\_\_\_

**For Code Administrator and Zoning Office Use Only**

**Additional Permits/ Approvals That May Be Required**

- Driveway ~ Street Cut Approved \_\_\_\_\_
- Penn DOT Highway Occupancy Approved \_\_\_\_\_
- On Lot Septic Approved \_\_\_\_\_
- Zoning Approved \_\_\_\_\_
- NPDES Permit Approved \_\_\_\_\_

**Approvals**

Building Permit Denied                      Date \_\_\_\_\_ Date Returned \_\_\_\_\_

Building Permit Approved                      Date \_\_\_\_\_

Code Administrator \_\_\_\_\_

Zoning Officer \_\_\_\_\_

**Fees**

\* \$56.00 Filing Fee and a \$4.00 State Administration Fee as required by Labor & Industry must be paid at time of application ~ all other fees are due prior to issuance of permit \*

Building ~ Filing Fee \$56.00 - Pa. UCC Fee \$4.00 - Plan Review & Permit Fee \_\_\_\_\_  
Additional Fees for Incomplete or Denied Plans \_\_\_\_\_

Electric ~ Filing Fee \_\_\_\_\_ Plan Review & Permit Fee \_\_\_\_\_  
Additional Fees for Incomplete or Denied Plans \_\_\_\_\_

Plumbing ~ Filing Fee \_\_\_\_\_ Plan Review & Permit Fee \_\_\_\_\_  
Additional Fees for Incomplete or Denied Plans \_\_\_\_\_

HVAC Filing Fee \_\_\_\_\_ Plan Review & Permit Fee \_\_\_\_\_  
Additional Fees for Incomplete or Denied Plans \_\_\_\_\_

Certificate of Occupancy ~ See Fee Schedule \_\_\_\_\_

Heidelberg Township

PA Act 45 (Uniform Construction Code) Permit Application Addendum for Title 25, Chapter 102 Compliance

In accordance with PA Code Title 25 Chapter 102, Erosion and Sedimentation Control, and the necessity of Heidelberg Township and the Department of Environmental Protection through the Lehigh County Conservation District, to control accelerated erosion and minimize sediment pollution to waters of the Commonwealth, the following questions shall be answered to the best of your knowledge:

1. Does this proposed construction/project result in earth disturbance of five thousand (5,000) Square Feet or more? Yes / No
2. What is the anticipated total area of disturbance?

If the total area of earth disturbance is 5,000 SF or more, an Erosion and Sedimentation Control Plan must be prepared and remain on site during the entire project. This plan shall meet the requirements set forth by the Code and the Lehigh County Conservation District. This plan will need to be available for review during the entire project. This plan will be utilized by the LCCD or Heidelberg Township during site inspections of the project. Failure to have an Erosion and Sedimentation Control Plan, and implement the Erosion and Sedimentation Controls as indicated on the plan, is a violation of Chapter 102, and enforceable by the LCCD at any time.

3. Does the proposed construction/project result in earth disturbance of one (1.0) acre or more? Yes / No
3. What is the anticipated total area of disturbance?

If the total area of earth disturbance is 1 acre or more, a National Pollution Discharge Elimination System (NPDES) permit is required. The complexity of the Application is dependent on the receiving stream classification. The permit application and plans shall meet the requirements set forth by the PA Code and the Lehigh County Conservation District. No permit shall be issued by the Zoning Office until the NPDES permit is issued. This plan will need to be available for review during the entire project. This plan will be utilized by the LCCD or Heidelberg Township during site inspections of the project. Failure to have an Erosion and Sedimentation Control Plan, and implement the Erosion and Sedimentation Controls as indicated on the plan, is a violation of Chapter 102, and enforceable by the LCCD at any time.

I have answered these questions to the best of my knowledge. I further state these are the true and correct answers to these earth disturbance questions.

X \_\_\_\_\_ Date: \_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
print name

**Workers' Compensation Insurance Coverage Information**  
(Attach to Building Permit Application)

**A. The applicant is**

A contractor within the meaning of the Pennsylvania Workers' Compensation Law

Yes\*

No

\*If the answer is "yes," complete Sections B and C below as appropriate.

**B. Insurance Information**

Name of Applicant \_\_\_\_\_

Federal or State Employer Identification No. \_\_\_\_\_

Applicant is a qualified self-insurer for workers' compensation.

Certificate attached

Name of Workers' Compensation Insurer \_\_\_\_\_

Workers' Compensation Insurance Policy No. \_\_\_\_\_

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's 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 township.

Religious exemption under the Workers' Compensation Law.

Subscribed and sworn to before me this

\_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_  
{Signature of Notary Public}

My commission expires : \_\_\_\_\_

Seal

\*\* Notarization required if signature is not witnessed by township personnel.

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

Address \_\_\_\_\_

County of \_\_\_\_\_

Municipality of \_\_\_\_\_



## HEIDELBERG TOWNSHIP – SCHEDULE OF FEES – 2017

### U.C.C. BUILDING PERMIT FEE SCHEDULE

Non-refundable Filing Fee (for all permit applications)	\$56 00
Non-refundable PA State Administration Fee (for all permit applications)	\$4 00
Township Certificate of Occupancy Fee: Residential	
Homes, pole buildings, mobile home, additions	\$50 00
Solar Panels	\$25 00
Deck, sheds, wind generator, sign, fence, pools and all others	\$15 00
Township Certificate of Occupancy Fee: Commercial	\$50 00
Change of Builder for Issued Permits	\$50 00
**For additional U C C Building Permit Fees please see attached fee schedule per selected Building Inspection Service	

### ZONING PERMIT FEE SCHEDULE

Non-refundable Filing Fee (for all permit applications)	\$56 00
Zoning Permit (for construction/uses not enforced under the PA UCC):	
Construction permit fee – per 100 square feet or fraction thereof	\$5 00
Change of Use Permit	\$50.00
Signs: 12 sq ft or less	\$10 00
13 sq ft to 100 sq ft	\$30.00
101 sq ft to 499 sq ft	\$60 00
*All Signs 500 sq ft or more and all Billboards will need UCC Permits*	

### ADDITIONAL REQUIRED REVIEWS

Any additional reviews that may be required, such as, but not limited to ground water recharge system plan reviews, zoning officer formal written determination, etc will be done at actual cost of services incurred for review services

### DRIVEWAY (HIGHWAY OCCUPANCY) FEES

Driveway (highway occupancy) permit fee	\$75.00
Other Highway Occupancy Permits fee	(based on current PennDOT fee schedule)
Township Driveway Security Escrow	\$500 00

## Heidelberg Township

**CodeMaster Inspection Services**Residential Building Plan Review/Inspection Fee Schedule  
Valid through December 31, 2017**BUILDING**

Single Family Dwelling (including electric up to 200AMP service, plumbing & HVAC) up to 3,500 sq ft - \$20 00 for each additional 100 square feet	\$900 00
Additions up to 500 square feet (excluding plumbing) - \$20 00 for each additional 100 square feet	\$600.00
Renovations or Alterations up to 500 square feet (excluding plumbing) - \$15 00 for each additional 100 square feet	\$450 00
Accessory structure up to 500 square feet (excluding electric, plumbing, HVAC) - \$15 00 for each additional 100 square feet	\$250 00
Manufactured Housing - Mobile or with axle capabilities per unit (including electric) - on piers	\$275.00
Manufactured Housing - Mobile or with axle capabilities per unit (including electric) - with basement	\$475 00
Modular Housing (including electric) - up to 3,500 sq ft - \$20 00 for each additional 100 square feet	\$450 00
Deck/Concrete Patio up to 200 square feet - \$12 50 for each additional 100 square feet (excluding electric)	\$175.00
Minor Alteration/Demolition - 1-2 disciplines including 2 inspections	\$150 00
Above-Ground Pool/Spa (including electric)	\$150 00
In-Ground Pool (including electric)	\$300 00

**PLUMBING**

Up to 5 fixtures	\$75 00
Each additional fixture	\$5 00

**HVAC**

For First Unit (including electric) - No plan review included	\$120 00
Each additional unit	\$45 00

**ELECTRIC**

Service to 200 AMPS	\$100 00
Service to 400 AMPS	\$125 00
Service to 800 AMPS	\$150 00
Minor Alteration - 2 inspections	\$100 00

**ALTERNATIVE ENERGY**

Windmill installation - includes plan review; foundation inspection and electrical/final inspection per windmill.	\$120 00	Base fee Base Fee plus
Solar and Photovoltaic Panel System installations either roof or ground mounted including electrical	\$150 00	\$5 00 per panel

**Residential Construction Notes, Qualifications & Additional Services**

A minimum fee of \$55 00 shall apply for each additional plan review re-submission or for incomplete or denied plans Inspections only, re-inspections or additional inspections shall be invoiced at \$50 00 each.

An additional minimum fee of \$65 00 shall apply for a Certificate of Completion/Certificate of Occupancy inspection in municipalities where CodeMaster serves as Building Code Official and prior inspections have been conducted by another inspection agency

Consultation and or attendance at meetings with applicants, Township Officials or Staff, Building Code Board of Appeal meetings or special site visits or meetings shall be invoiced at \$65 00 per hour

Administrative Costs - Minimum 1 hour @ \$40/hour plus fraction thereof

All windmills, ground mounted solar panel and roof mounted solar panel installations will require a structural plan (including foundation if applicable) plan showing the loading and installation design. The plan must be signed and sealed by a structural engineer licensed in the Commonwealth of Pennsylvania

CodeMaster may require building plans and specifications to be stamped and/or sealed by a design professional licensed in the Commonwealth of Pennsylvania. This would typically apply to non-conventional type construction or structures

## Heidelberg Township

**CodeMaster Inspection Services**

Commercial Building Plan Review/Inspection Fee Schedule

Valid through December 31, 2017

Building Gross Square Footage	New Construction (3 or more disciplines)			Alterations and Renovations (3 or more disciplines)			1 to 2 Disciplines		
	Inspections	Unit	Plan Review	Inspections	Unit	Plan Review	Inspections	Unit	Plan Review
Change of Occupancy	N/A		\$200 00	N/A		\$200 00	N/A		\$100.00
Minor Change (1 visit)	N/A		\$200 00	N/A		\$200 00	\$110 00		\$100 00
1 to 2,000	\$700 00	Lump Sum	\$400 00	\$550 00	Lump Sum	\$400 00	\$250 00	Lump Sum	\$125 00
2,001 to 5,000	\$0 42	Per SF	\$450.00	\$0 32	Per SF	\$450 00	\$350 00	Per SF	\$150 00
5,001 to 10,000	\$0 38	Per SF	\$600.00	\$0 29	Per SF	\$600 00	\$0 08	Per SF	\$150 00
10,001 to 25,000	\$0 35	Per SF	\$700 00	\$0 26	Per SF	\$700 00	\$0 07	Per SF	\$175 00
25,001 to 50,000	\$0 32	Per SF	\$750 00	\$0 24	Per SF	\$750 00	\$0 06	Per SF	\$175 00
50,001 to 100,000	\$0 27	Per SF	\$800 00	\$0 22	Per SF	\$800.00	\$0.05	Per SF	\$200.00
100,001 to 200,000	\$0.22	Per SF	\$900 00	\$0 18	Per SF	\$900.00	\$0 04	Per SF	\$250 00
200,001 to 300,000	\$0 18	Per SF	\$1,000 00	\$0 13	Per SF	\$1,000 00	\$0 03	Per SF	\$250 00
Over 300,001	Quote		Quote	Quote		Quote	\$0 02	Per SF	\$300 00

**Commercial Construction Notes and Qualifications**

A minimum fee of \$250 shall apply for each additional plan review re-submission or for incomplete or denied plans

Inspections only, re-inspections or additional inspections shall be invoiced at \$65 00 per hour

An additional minimum fee of \$65.00 shall apply for a Certificate of Completion/Certificate of Occupancy inspection in municipalities where CodeMaster serves as Building Code Official and prior inspections have been conducted by another inspection agency

Consultation and or attendance at meetings with applicants, Township Officials or Staff, Building Code Board of Appeal meetings or special site visits or meetings shall be invoiced at \$65 00 per hour

Administrative Costs - Minimum 1 hour @ \$40/hour plus fraction thereof

Windmill installation - includes plan review; foundation inspection and electrical/final inspection at \$120 00 each

Roof mounted Solar and Photovoltaic Panel System installations including plan review and electrical Base fee \$300.00 plus \$5.00 per panel

Ground mounted Solar and Photovoltaic Panel System installations including plan review and electrical Base fee \$300 00 plus \$5 00 per panel.

All commercial building plans and specifications involving a structural change, a change in the means of egress, or where an individual has been compensated must be stamped and /or sealed by a design professional licensed in the Commonwealth of Pennsylvania

BLUE MOUNTAIN INSPECTION SERVICE LLC

6 Old State Road  
New Ringgold, PA 17960  
Phone: 570.943.2577  
Fax: 570.943.3031

Heidelberg Township Inspection Pricing **2017**

Residential Pricing:

Total gross square feet includes all floors, basements, crawlspaces, garages, and covered breezeways, porches, decks, or patios.

The price includes all inspections and plan review.

New Homes up to 2500 square feet \$ 15.00 per 100 square feet over 2500	\$750.00
Additions up to 2000 square feet \$ 15.00 per 100 square feet over 2000	\$630.00
Modular homes No square foot limit	580.00
Manufactured home On piers	<b>450.00</b>
Manufactured home On full foundation	<b>525.00</b>
<b>Manufactured home - relocate</b>	<b>575.00</b>
Pole buildings or accessory structures Over 1,000 square feet as per PA UCC Law	<b>325.00</b>
Above ground pool or Spa	<b>145.00</b>
In ground pools	255.00
Decks over 30 inches above the ground	195.00
Residential Solar panels installed on a roof	225.00
Residential Solar panels installed on a ground mounted System	275.00
Residential 200 amp electric service inspection	90.00
Residential 400 amp electric service inspection	105.00
Demolition Permit	<b>105.00</b>

BLUE MOUNTAIN INSPECTION SERVICE LLC continued

Fences above 6 feet require inspections as per the UCC regulations. There are usually 2 inspections required for fencing. Total cost for inspections and plan review is \$100.00.

Retaining walls are priced per project. The height and the design of the retaining walls determines how many inspections are required. We have had retaining walls that took 2 inspections and one that took 15 inspections.

Commercial Pricing:

New Construction and additions

The minimum fee is \$750.00, which includes the plan review. The square foot price for new projects can vary between .55 and .25 per square foot. We have decided that all commercial jobs will be quoted on a per job basis. We feel that this is better because it will be less expensive to inspect a 100,000 square foot warehouse verses a 100,000 square foot hotel. The price quoted would include all inspections and plan reviews.

All alterations to an existing building will be quoted. All alterations to a building are not the same so it is hard to set a price on an alteration. One alteration can be very easy where the next alteration at the same size can be more complex.

General

Re-inspections or additional inspections are priced at \$60.00 each.

Extra plan reviews are priced at \$60.00 per hour.

The above prices do not include the \$ 4.00 state permit fee or any postage handling fees that may be incurred.

All prices include the Certificate of Occupancy where Blue Mountain Inspection Service LLC is the BCO.



1209 Hausman Road, Suite B  
Allentown, PA 18104-9300  
TEL 484-223-0763  
FAX 484-223-0768  
[info@codemaster.info](mailto:info@codemaster.info)

## Residential Plan Submittal Guide

**The construction plans shall consist of the following:**

- Elevation Drawings** (Indicating the heights, and finished grade)
- Floor Plans** (Indicate all the room sizes and label their use, and the location and sizes of all the windows and doors.)
- Foundation Plan**
- Roof Framing Plan**
- Cross Section of the structure**
- Plans shall be to scale or have all the dimensions noted on the plans.**

**Please submit 3 sets (unless otherwise instructed) of complete construction plans that include the following:**

1. \_\_\_ **All the design criteria shall be noted on the plans.**
2. \_\_\_ **Bathroom and/or powder room fixture layout (to scale)**
3. \_\_\_ **Safety glass locations** (Glass next to stairs, tub/showers, doors, floors)
4. \_\_\_ **Fire ratings of walls and/or doors** (Garages and/or Townhouse separations, exterior walls less than 5 feet from a property line)
5. \_\_\_ **Basement and Sleeping room egress compliance** (Type and size of window well if applicable)
6. \_\_\_ **Stair** (Width, landing size and location, also the step rise, and step run)
7. \_\_\_ **Handrails** (Height, size, and location)
8. \_\_\_ **Guardrails** (Height, spacing, and location)
9. \_\_\_ **Stair lighting** (Over the stairs or one at each landing)
10. \_\_\_ **Ramps** (Slope, landings, handrail, guards)
11. \_\_\_ **Smoke detectors** (Type, power source, locations)
12. \_\_\_ **Soil type on the construction site.** (Check the site soil and compare the soil to the soils table in chapter 4 of the 2006 International Residential Code.)
13. \_\_\_ **Footing size** (Including any interior piers or any other piers)
14. \_\_\_ **Concrete** (Indicate concrete strength for all concrete)
15. \_\_\_ **Footer** (Depth below frost line: 36 inch minimum)
16. \_\_\_ **Foundation** (Type, wall thickness, re-bar size & spacing, wall height, height of unbalanced fill)
17. \_\_\_ **Type of foundation coating** (Damp-proofing, water-proofing)
18. \_\_\_ **Foundation exterior drains** (With stone and an approved filter membrane)
19. \_\_\_ **Foundation anchoring** (Anchor bolts/straps, size and spacing, as well as joist clips: per section R404 of the International Residential Code 2006 edition)
20. \_\_\_ **Sill plate** (Type and size)
21. \_\_\_ **Columns/Posts** (Sizes and method of anchoring)
22. \_\_\_ **Crawl space** (Access, indicate one of the following vented or conditioned, and indicate how it will be vented or conditioned.)
23. \_\_\_ **Concrete slab** (Thickness, vapor barrier)
24. \_\_\_ **Floor joists** (Size, type, cantilever distances, and spacing)
25. \_\_\_ **Beams** (Types, sizes, spans, and loading information)
26. \_\_\_ **Framing around openings** (Indicate the number of framing members around an opening in the following systems: floor, ceiling, and roof)

27. \_\_\_ **Floor sheathing** (Type and thickness)
28. \_\_\_ **Wall construction** (Stud size and spacing, sheathing type and size, type and location of wall wind bracing)
29. \_\_\_ **Headers** (Size and type of typical headers)
30. \_\_\_ **Window sill heights** (Any sill height less than 24 inches off the floor the window may not open greater than 4 inches, if the window sill is equal to or greater than 72 inches above the finished grade.)
31. \_\_\_ **Interior wall coverings** (Size and type of all coverings; moisture resistant wall board is not permitted in shower/tub areas, or used for a tile backer board.)
32. \_\_\_ **Exterior wall coverings** (Size and type of all coverings, provide details for masonry installations)
33. \_\_\_ **Ceiling Joists** (Size, type, and spacing)
34. \_\_\_ **Bearing walls** (All bearing walls shall be within 1 foot horizontally of the beam or bearing wall below. The loads shall stack.)
35. \_\_\_ **Roof pitches** (Indicate the pitches of all the roofs)
36. \_\_\_ **Roof rafters** (Size, type, and spacing. If trusses are to be used provide the PA engineer sealed truss designs)
37. \_\_\_ **Hip and valley rafters** (Indicate the size of all hip and valley rafters. All hip and valley rafters shall be posted down to a bearing wall or properly sized beam where the hip or valley meets the ridge.)
38. \_\_\_ **Rafter ties** (Rafter ties shall be 4 feet on center to tie the rafters together where the ceiling joists are not parallel to the rafters)
39. \_\_\_ **Structural ridge beam** (Where the ceiling joists are deleted a properly size ridge beam shall be designed)
40. \_\_\_ **Attic access** (Size and location of the opening for all attic areas)
41. \_\_\_ **Roof Sheathing** (Size, type, and thickness)
42. \_\_\_ **Roof Covering** (Felt paper, ice guard, and type of roofing material)
43. \_\_\_ **Roof ventilation** (Method of ventilation to comply with the 1/150 ratio)
44. \_\_\_ **Fireplaces** (Manufactured fireplaces, wood or gas, provide the installation instructions, if masonry provide construction details )
45. \_\_\_ **Insulation/Energy** (Provide information on which Energy path will be used, along with the design, notes, and/or calculations to support the path: 2006 IRC chapter 11, 2006 PA Alternative Energy Provisions [www.dli.state.pa.us](http://www.dli.state.pa.us), or RES-check [www.doe.gov](http://www.doe.gov) .)
46. \_\_\_ **Heating and Air Conditioning** (Provide heating, ventilation, and air conditioning information, locations, and designs, including the type of fuel and efficiencies. All appliances shall be listed and labeled.)
47. \_\_\_ **Gas piping** (Provide the type of piping material, appliance loads, and pipe sizing)
48. \_\_\_ **Plumbing** (Provide the type of piping and sizing for the water supply and the drainage system.)
49. \_\_\_ **Electrical** (Indicate the locations of all the switches, receptacles, lighting outlets, and appliance feeds.)