

NORTH FAYETTE TOWNSHIP

NEW HOME CONSTRUCTION ON AN INDIVIDUAL LOT

The following items are to be submitted and/or approved **prior** to submitting for a building permit when developing an individual lot.

- **Street Address** – Obtained from the Police Department at no cost. They can be reached at 412-787-7900.
- **Road Occupancy Permit** – Is needed to extend utilities (storm sewers, sanitary sewers, electric, water, gas) thru a public street to the subject property. Fee for this permit is based on amount of disturbance in the road right-of-way. This permit is obtained from the Township Dept. of Public Works. 724-693-3107. This permit will need to be obtained from PENNDOT if the road is State owned. (State owned roads include Seabright Road, North Road, North Branch Road, Whittengale Road, Steubenville Pike, Oakdale Road and McKee Road.)
- **Driveway Permit** – Is needed for the new proposed driveway entering onto a Township Road. Fee is \$25. This permit is obtained from the Township Dept. of Public Works. 724-693-3107. Stormwater management must be addressed as part of the driveway permit submittal.
- **Storm Water Management** – Is needed for the addition of impervious surfaces (i.e. house, patios, paved or concrete driveways). An Engineer is required to prepare the plan. The Township Engineer will review the storm water management plan for compliance. BMP's will need to be implemented for any land that is cleared of trees, grass and vegetation. A survey will need to be provided that indicates the total area of disturbed and/or cleared land with a plan for BMP's. The Township Engineer will review the plan. There is no fee for the review and approval of the plan. They may be reached at 412-264-4400 if you have any questions.
- **Rain Conductor and French Drain Termination details** – Rain conductor and French drain terminations need to be indicated on the property survey. (Note: The termination points cannot be located closer than 10-feet to the property lines and cannot create any run-off onto neighboring properties and cannot be released to the Township Roadway.)
- **Grading Permit** – A Grading permit will be needed if the maximum allowable earth movement as indicated in the attached grading ordinance is exceeded. The permit fee is based on the amount of work. The permit application is submitted to the Township reviewed and issued by the Township Engineer. They may be reached at 412-264-4400.
- **Erosion and Sedimentation Control Plan** – When the earth disturbance exceeds 5,000 sq' approval will be needed from the Allegheny County Conservation District for Erosion and Sedimentation Controls.
- **Sanitary Sewers** – Contact Public Works at 724-693-3107 to determine if sanitary sewers are available.
 - Sanitary sewer tap is available at the lot line. Will need to submit the appropriate sewer tap application, fee and detail drawing of the tap-in (i.e. tapping into the line or manhole.). Public Works and the Building Dept will review.

- Sanitary sewer tap is available, but need to cross another property or right-of-way/easement to access. You will need to submit the appropriate sewer tap application, fee, detail drawing of the tap-in (i.e. tapping into the line or manhole) and legally recorded easements granting access through such adjoining property(s) to the tap-in location. Public Works, the Building Dept and Solicitor will review.
- Extending a sanitary sewer main. Will need approved by the Township Manager (412-788-4888). Typically, the Township Engineer (412-264-4400) will design the construction plans for the sewer extension and the work will be paid for by the applicant. The applicant is also responsible to obtain a sewage planning module from the DEP. They may be reached at (insert #). Full planning is required in the ALCOSAN sewershed. Please request of copy of the “Guidance Outline Relating to Sewage Facilities Planning for New Development and Redevelopment,” dated March 2013 for the process to be followed. In most cases, the tap-in fee is waived by the Township.
- Sanitary sewers are not available. A septic system permit is required from the Allegheny County Health Department. They may be reached at 412-578-8026

The following items are to be submitted to the Township when applying for the building permit.

- **Copies and/or confirmation that all items above have been satisfied.**
- **Completed building permit application.**
- **Workers Compensation Insurance certificate for contractor.**
- **Property Survey** – A Property survey completed by a Registered Surveyor will need to be submitted with the property lines, proposed house, driveway and easements, right-of-ways indicated. The rain conductor and French drain terminations may be hand drawn onto the survey. (Note: This survey may also be used for some of the requirements above.)
- **Two (2) sets of construction documents** – Two (2) sets of construction documents will need to be submitted when filing for the building permit.
- **Energy Compliance** – Energy compliance information will need to be submitted with the construction documents. A 3rd-party independent energy company will need to be secured to perform duct and blower door tests.

To re-cap, these items need to be approved and/or completed **prior** to applying for a building permit:

- 1.) Street Address
- 2.) Road Occupancy Permit
- 3.) Driveway Permit
- 4.) Storm water Management
- 5.) Grading Permit
- 6.) Erosion and Sedimentation Controls
- 7.) Sanitary Sewers

A meeting with the Township to discuss all requirements may be scheduled upon request.