

BOROUGH OF BRADFORD WOODS
4908 Wexford Run Road (P.O. Box 163), Bradford Woods, PA 15015
Residential Building Permit Submission Requirements

Submission Requirements:

The following residential projects are required to obtain Borough of Bradford Woods Building Permits prior to the start of Construction:

- New Home Construction
- Home Additions
- Structural Alterations
- Finished Basements
- Accessory Structures (Sheds, decks, pools)

The following items must be submitted with the completed building permit application:

- Three(3) sets drawings of the proposed construction including plans, elevations, detail section, and complete structural framing information. One(1) copy of the drawings must have the original stamped seal and signature of a registered design professional, engineer or architect. (The stamped seal requirement shall be waived for accessory structures and some alteration/additions).
- Three(3) copies of the site plan/survey indicating the location of the proposed structure. One copy of the plan shall be an original stamped and signed survey of the property. (Copies of the survey may be accepted for accessory structures and some additions).
- The general contractor for the project shall provide a completed workers compensation insurance certificate or notarized exemption form.
- A copy of the appropriate Sewer Authority permit or Allegheny County Septic Permit (New Dwelling Units Only). The following Sewer Authority provides sewage disposal to the Borough of Bradford Woods:

McCandless Township Sanitary Authority
418 Arcadia Drive
Pittsburgh, PA 15137
(412) 366-3420

The following additional items may be required:

- PA Dept. of Environmental Protection Permits for any stream crossing
- PennDOT Highway Occupancy Permits for driveways on State Roads
- Engineering reviews or certifications

Fees: \$40 per hour as needed

**The Borough of Bradford Woods Building Inspections are Performed by the
Township of Pine – 230 Pearce Mill Road, Wexford, PA 15090 (724) 625-1636 Ext. 33
Standard Residential Building Code Requirements are Inspections**

The Building Permit Applicant agrees to comply with the provisions of the Borough of Bradford Woods Ordinance Codes and Regulations, and with all applicable laws and regulations of Allegheny County, Commonwealth of Pennsylvania and the United States, whether or not specified in these requirements.

NOTE: One(1) business day notice is required to schedule inspection requests: 724-625-1636 Ext. 33

Site Requirements: Silt fence, trenched and staked, shall be installed at low sides of lot, silt or barrier fence is required along street, a construction driveway of #3 stone shall be in place, and the Building Permit shall be posted and visible from the street. Any accumulated mud or debris shall be removed from the streets immediately. On lot dumpsters shall be utilized to contain construction debris. No open burning permitted.

NOTICE: FAILURE TO MAINTAIN ON LOT SITE REQUIREMENTS WILL RESULT IN THE IMMEDIATE SHUT DOWN OF CONSTRUCTION ACTIVITIES UNTIL THOSE ITEMS ARE BROUGHT INTO COMPLIANCE.

Footings: Trenches and forms shall be clean and free of any standing water. Two(2) #4 rods minimum required in all bulkheads. Footers for poured foundation wall systems must be keyed or contain rebar for wall tie in. All footers, which require drilling piles/caissons or placement on engineered fill, require additional approval(s) and engineering prior to the placement of concrete. **SCHEDULE INSPECTION FOLLOWING FORMING AND TRENCHING AND PRIOR TO CONCRETE POUR.**

Foundations: Concrete Block Foundations require reinforcement with any backfill exceeding 4' in depth. (Grouted and rodded cells or block pilasters accepted). Damp/water proofing must be installed where required. Poured concrete foundation wall systems must be inspected prior to backfilling. All french drain lines must be inspected prior to backfilling. Construction debris is not permitted to be backfilled with the foundation. All construction debris must be placed in an approved container. Passive radon mitigation piping system shall be installed and verified prior to basement slab concrete placement. **SCHEDULE INSPECTION FOLLOWING DAMP-PROOFING, FRENCH DRAIN INSTALLATION, AND SILL PLATE ANCHOR INSTALLATION AND PRIOR TO ANY BACKFILLING.**

Sill Plates and Anchors: Sill plates shall be treated lumber on solid termite blocks or sill sealer. Anchor bolts (min. ½") shall be spaced no greater than 12" from corners and 6' on center. Sill plate anchors straps and manufactured connectors shall be spaced for manufactures spec. (**Simpson MAB required spacing is 42" max**)

Girders: Steel girders and posts shall be sized/spanned per manufactures specifications for the span proposed. Micro-Lam and LVL Header/Girders shall be provided with a min. of (2) Jack studs or to manufacturer's spec., steel post locations shall be provided with concrete footings. Bearing wall/pilaster locations shall be provided with concrete footings. A minimum of 3" of bearing shall be provided for all girders/beams to block/concrete. Pilaster and beam pockets shall be solid grouted.

Joists and Engineered Lumber: Floor and ceiling joists shall have a minimum of 1 ½ inches of direct bearing or be provided with ledgers or approved joist hangers nailed per manufactures spec. Any cuts or modifications to any engineered joist system, requires engineering approval from the manufacture. Roof truss systems require a minimum of (3) nails to plate or alternate truss straps for tie down.

Fireblocking: Solid fireblocking shall be provided at all ceiling to floor lines including tray ceilings. Open web floor trusses shall be fireblocked in areas no greater than 1000 square feet. Chimneys and mechanical chases shall be fireblocked at each floor level. All mechanical, electrical, and plumbing cuts through floor and ceiling members shall be draft stopped with an approved material.

General Framing: 1998 International One and Two Family Dwelling Code applies. Attic access required in main hallway (22 x 54) pull down stair or 26 x 44 panels). Built up bearing side headers with spans exceeding 6' require a minimum of two (2) jack studs. Stair treads shall be a minimum of 10" with a rise no greater than 7-3/4". **SCHEDULE FRAM INSPECTION FOLLOWING ROUGH-IN ELECTRICAL, PLUMBING, AND MECHANICAL INSTALLATIONS AND INSPECTIONS AND PRIOR TO INSULATING.**

Plumbing and Electrical Installations: All plumbing shall conform to Allegheny County Plumbing Code(s) and electrical installations shall conform to the NEC. Nail plates and fireblocking shall be installed where appropriate. **ALLEGHENY COUNTY PLUMBING INSPECTIONS REQUIRED AND 3RD PARTY ELECTRICAL INSPECTIONS REQUIRED FOR ROUGHING IN AND FINAL INSPECTIONS.**

Smoke Detectors: 110 volt smoke detectors with battery back-up shall be provided at each level, and within each bedroom. The smoke detectors must be interconnected so that when one is activated all others activate also. In lieu of hard-wire smoke detectors, a monitored smoke/fire system may be installed in the locations, which meet or exceed the requirements for standard smoke detectors.

Windows and Egress: Each bedroom required a direct egress door or at least one(1) window with the required clear opening of 5.7 clear feet (**820 square inches**) with no less than 20 inches width or 22 inches in height and cannot be any greater than 44" above finished floor. (**Size is based on a single operating panel for double hung windows**). All glazing within building walls within 60" height of tubs and shows walking surface shall be safety glazing. All windows greater than 9 square feet and closer than 18" to a walking surface must be safety glazing. Any proposed bedroom space in finished basements is subject to the same egress and smoke detector requirements.

Insulation: Total R-value for walls shall be R-16. Total R-Value for ceilings shall be R-30. Vapor barrier(s) required for all exterior walls. Total R-value for floors to unheated spaces shall be R-19. Attics and crawl spaces shall be properly ventilated. **SCHEDULE INSULATION INSPECTION FOLLOWING INSULATING AND PRIOR TO DRYWALL/WALLBOARD.**

General Mechanical Requirements: All HVAC equipment shall be installed per manufactures requirements. Combustion, return, and supply air shall be installed and provided as required by the International Mechanical Code. All utility controls and pressure/temp. relief devices shall be installed for inspection.

Concrete Slab: Four(4) inches min. of compacted gravel required under all concrete slabs. Vapor barrier and rebar or W.W.F. required in garages. Vapor barrier required in all basements. #4 rebar or W.W.F. required in all street walks and driveways. Street walks shall comply with Borough design specification and shall conform to the approved plans for the development, if applicable. See Building Inspector for specification sheet. **SCHEDULE SLAB INSPECTION PRIOR TO ANY INTERIOR SLAB POUR.**

Stormwater Controls: No day lighting or tie-ins to stormwater catch basins permitted unless prior approval from the Borough Zoning Officer is granted. Sump pits shall not be permitted in fill areas. #4 stone and geotextile fabric required with appropriately sized pit. See Building Inspector for specification sheet. **SCHEDULE INSPECTION FOLLOWING PIT EXCAVATION AND STORMWATER LEADER INSTALLATION AND PRIOR TO ANY BACKFILL.**

Final/Occupancy: Final plumbing and electrical inspections shall be verified complete. All features on the approved plans shall be complete. All access and egress features shall be installed. Grading, landscaping, concrete driveway and walkway installation shall be complete. Completed application and final lot survey must be submitted and approved prior to occupancy. **SCHEDULE INSPECTION WHEN ALL REQUIRED ITEMS ARE COMPLETE AND APPLICATION AND FINAL LOT SURVEY HAS BEEN SUBMITTED.**

**The Borough of Bradford Woods Building Inspections are Performed by the
Township of Pine, 230 Pearce Mill Road, Wexford, PA 15090 (724) 625-1636
Standard Building Code Requirements and Inspection for Accessory Structures**

The Building Permit Applicant agrees to comply with the provisions of the Borough of Bradford Woods Ordinance Codes and Regulations, and with all applicable laws and regulations of Allegheny County, Commonwealth of Pennsylvania and the United States, whether or not specified in these requirements.

NOTE: One(1) business day notice is required to schedule inspection requests: 724-625-1636 Ext. 33

Site Requirements: With excavation and clearing of building site, silt fence, trenched and staked, shall be installed at low sides of excavation area or property lines. The building permit shall be posted and visible from the street. Any accumulated mud or debris shall be removed from the streets immediately. On lot dumpsters shall be utilized to contain construction debris. No open burning permitted. **NOTICE: FAILURE TO MAINTAIN ON LOT SITE REQUIREMENTS WILL RESULT IN THE IMMEDIATE SHUT DOWN OF CONSTRUCTION ACTIVITIES UNTIL THOSE ITEMS ARE BROUGHT INTO COMPLIANCE.**

Zoning Requirements (Pools Only): Excavation for the pool structure or staked and marked location points shall provide sufficient evidence for proposed pool location. **SCHEDULE POOL LOCATION INSPECTION PRIOR TO ANY CONCRETE POUR OR CONSTRUCTION OR POOL FRAMING.**

Footings: Trenches and forms shall be clean and free of any standing water. Two(2) #4 rods minimum required in all bulkheads. Deck post-holes shall be a minimum of 30" deep. **SCHEDULE INSPECTION FOLLOWING FORMING AND TRENCHING AND PRIOR TO CONCRETE POUR. DECK POST FOOTINGS SHOULD BE SCHEDULED FOLLOWING EXCAVATION.**

General Framing: 1998 International One and Two Family Dwelling Code applies. Deck ledger boards shall be attached to the house with a minimum of ½" bolts spaced no greater than 16" on center, through bolting or lag screws to solid framing required. Anchor bolting to brick veneer or concrete block will not be accepted. Stair treads shall be a minimum of 10" with a rise no greater than 7-3/4". **SCHEDULE FRAME INSPECTION FOLLOWING COMPLETION OF STRUCTURAL DETAIL.**

Plumbing and Electrical Installations (where applicable): All plumbing shall conform to Allegheny County Plumbing Code(s) and electrical installations shall conform to the NEC. Nail plates and fireblocking shall be installed where appropriate. **ALLEGHENY COUNTY PLUMBING INSPECTIONS REQUIRED AND 3RD PARTY ELECTRICAL INSPECTIONS REQUIRED FOR ROUGH IN AND FINAL INSPECTIONS.**

Final/Occupancy: All handrails, guiderails and safety features shall be complete. All required fencing for pools shall be installed. Final plumbing and electrical inspections and detail shall be verified complete. All features on the approved plans shall be complete. All access and egress features shall be installed. **SCHEDULE INSPECTION WHEN ALL REQUIRED ITEMS ARE COMPLETE.**