

LEETSDALE BOROUGH

373 Beaver Street
 Leetsdale, PA 15056
 724-266-4820 FAX: 724-266-7530
 Website: www.leetsdaleboro.net
 Email: petalino@leetsdaleboro.net

Area Code 724

Underwriters Building Inspection

Electrical: John Panek 869-0778
 Boro Mgr.: Paul Scimio 266-4820x12
 Secretary: Elizabeth Petalino 266-4820x10
 Solicitor: Damian, Amato & Start 412-749-1000x206
 Engineer: Nichols & Slagle Eng. 412-269-9440
 Tax Coll.: Phil Perciavalle 412-741-3195
 Utilities: Duquesne Light 412-393-7100
 Columbia Gas 412-233-5849
 Edgeworth Water 412-741-5100
 Leetsdale Mun. Auth. 266-4063

Building permit is required. Residential:

New Construction: 40.00+\$0.19/sq. ft gfa
 Use Groups R-3 & R-4 (single family) and additions.
 Alterations & repairs: \$50.00
 All Use Groups other than R-3, R-4, Utility & misc.: \$65.00
 up to \$1,000.00+\$10.00 for each \$1,000 increment.
 New const. & additions: \$60.00+0.25/sq. ft. gfa
 Alterations: 2.5% of construction cost + \$60.00.
 Demolition: \$50.00
 Signs: \$25.00+2.00/sq. ft. of sign area.
 Minimum fee: \$40.00

Plan Review Fees The following rates for Plan Review are fees charged by PCS. These fees will be billed directly to the building owner, contractor or architect by PCS. All plan review applications are available online at:

www.professionalcodeservices.com or by fax request.
 New construction and/or additions complete code review.
 Use Groups B,E,M,R-1, R-2, R-3 \$0.13/sq.ft. (up to 15,000 sq.ft. + 0.08/sq. ft. (15,000 sq. ft. up to total sq.ft.)
 Use Groups A,H, & I: \$0.15/sq.ft. (up to 12,000 sq.ft.) + \$0.10/sq. ft. (12,001 sq. ft. up to total sq. ft.)
 Use Groups F,S,U, \$0.1/sq.ft. (up to 12,000) \$0.07sq. ft. (12,000 sq. ft. up to total sq. ft.)

Single family dwelling/townhouse: \$175.00/unit.
 Additions/renovations to single family dwelling/townhouse, decks, swimming pools, etc. (IRC) \$100.00/unit.
 Renovations/alterations to existing structures based on \$150.00 + 75% of new construction cost (commercial only).
 Miscellaneous, commercial only:
 Minor commercial alterations<1,000 sq.ft. including demo;
 Stand alone mechanical, plumbing & fire protection;
 Preliminary Review (height & area & type of construction): \$125.00/hour.

Commercial, Industrial, New Construction

See schedule – min fee: 60.00+.27/sq ft of GFA
 Street opening license required - \$100.00 min. + \$2.00/sq. ft.
 Bond and professional fees.
 Certificate of Inspection required on plumbing: 5.00
 Zoning Hearing Board Appeal: 200.00+ add'l. costs
 Electrical, plumbing, HVAC & Fire Protection fees – see schedule.
 Sewer tap in charges: \$500.00
 Sewage disposal rates: Leetsdale Municipal Authority.
 Water rates: Edgeworth Water Authority.
 Zoning Ordinance; Chapter 27
 ICC 2009 Edition

Group	Description	Fee/sq. ft.
A-1	Assembly, theaters, w/stage/wo/stage	0.500
A-2	Assembly, nightclubs, restaurants, bars, banquet	0.500

	halls	
A-3	Assembly, churches, general, community halls, libraries, museums	0.500
A-4	Assembly, arenas	0.500
B	Business	0.450
E	Education	0.450
F-1	Factory & Industrial, moderate hazard	0.300
F-2	Factory & Industrial, low hazard	0.300
H-1	High Hazard, explosives	0.350
H-2 – H-4	High Hazard	0.350
H-5	Hazardous Production	0.450
I-1	Institutional, supervised environment	0.500
I-2	Institutional, incapacitated	0.500
I-3	Institutional restrained	0.500
I-4	Institutional, day care	0.500
M	Mercantile	0.400
R-1	Residential, hotels	0.500
R-2	Residential, multiple family	0.450
*R-3 3,4,5,6,7,8	Residential, 1 & 2 fam.	0.450
R-4	Residential, care/assisted living	0.500
S-1	Storage, moderate hazard	0.300
S-2	Storage, low hazard	0.295
U	Utility, miscellaneous	0.255

*4 Manufactured (HUD) homes without basement shall be inspected for a flat fee of \$600.00 with basement \$600.00.
 5 Commercial demolition permits and inspections shall be calculated at \$260.00 + 20 sq.ft. over 5,000 sq. ft.
 6 Alterations to existing structures shall be calculated at \$200.00+75% of the chart for the renovated area.
 7 Decks, porches, swimming pools, roof replacement, etc. accessory to 1 and 2 family dwellings shall be inspected for a flat fee of \$125.00 (\$95.00 for above ground pools).
 8 Additions to 1 & 2 family dwelling shall be calculated at \$150.00+current chare rate per sq. ft.
 Residential electrical inspections 2 site visits, rough and final inspection:
 Alterations & Additions: \$100.00 (\$45.00 each additional inspection).
 Electrical installation inspection (4 site visits temporary, rough, final and service inspections):
 Complete single family dwelling: \$195.00 (\$45.00 each additional inspection)
 Residential Electrical Work other than additions/alterations:
 NEC installation inspection (1 site visit only)
 Service Upgrade or rewire: \$65.00+\$10.00/meter over 1.
 Swimming pools: above ground/hot tub: \$95.00
 In ground: \$125.00 (2 site visits).
 Heating/AC Equipment 65.00/unit
 Generators 65.00/unit
 Transformers 95.00/unit
 Appliance (dishwasher, disposal, etc.) 65.00/unit
Commercial Electrical New Work/Alterations
 Cost/sq.ft. of structure (up to 40,000 sq.ft.. \$100.00+0.10 x gross sq.ft.
Commercial electrical work other than new work/alterations:
Electrical Services
 Temporary service: 75.00 (1 site visit)
 Permanent service up to 200 amp 75.00 (1 site visit)
 Over 200 amp 95.00 (1 site visit)
 Each add'l. meter sockets) 20.00/socket
 Signs 75.00/unit
 Public Swimming pool 225.00

Site lighting 95.00+\$5.00 fixture unit
Fire Alarm 195.090
Individual Equipment 65.00/fixture
Additional inspections above minimum done at
\$50.00/additional visit.

Plumbing

Fixture drain & supply installed (water closet, lavatory, hose
bib, etc.):

New work 1-5 fixtures: \$10.00/fixture residential;
\$15.00/fixture commercial.

New work between 5-25 fixtures: \$95.00 residential; \$145.00
commercial

New work > 25 fixtures; residential: \$95.00+\$5.00 for each
fixture over 25.

New work > 25 fixtures: Commercial: \$145.00+\$7.00 for
each fixture over 25.

Equipment Installation

Water heater/boiler replacement: \$65.00/unit (1 site
inspection)

Radiant heating system: \$95.00 (2 site inspections).

HVAC

Gas piping & fixtures

New work (gas oven, grills etc, residential: \$20.00;
Commercial \$35.00.

New work over 5 fixtures, residential: \$95.00; Commercial
\$145.00

Equipment Installation:

Furnace or heating unit: \$50.00/unit residential; \$95.00 unit
commercial.

Type I or Type II hood system: \$95.00/unit commercial.

New/Replaced duct system (residential & commercial)
\$95.00 + \$0.01 x cost of duct system.

Fire Protection

Fire Suppression System

All fire suppression systems residential: \$195.00;
commercial: \$250.00

Fire Alarm Systems

Required or non-required: \$95.00 residential; \$175.00
commercial.

Tax rates: Municipality: 10.0 mills
School: 16.93 mills
Wage: 1%
Deed Transfer: ½%
Bus. Priv. Wholesale: 1 mill
All others: 3 mills
County: 4.69 mills
Retail: 1.5 mills