

## PINE TOWNSHIP

230 Pearce Mill Road

Wexford, PA 15090

[www.twp.pine.pa.us](http://www.twp.pine.pa.us)

724-625-1591 FAX: 724-625-1560

Bldg. Insp.: John Swiderman 724-625-1636x120

Zoning Off.: Larry Kurpakus 724-625-1636x133

Fire Marsh. Tim Flaherty 724-625-1636x135

Engineer: Lennon Smith, Souleret, Engineering  
412-264-4400

Manager: Scott D. Anderson 724-625-1591

Solicitor: Gary Gushard 412-594-5537

Utilities: Peoples Gas 800-764-0111

Duquesne Light 412-393-7100

Columbia Gas 1-888-460-4332

Penn Power 800-720-3600

West View Water Auth. 412-931-3292

Marshall Twp. Municipal 724-935-3090

Sanitary Authority 724-935-6260

McCandless Sanitary Auth. 412-336-2700

Breakneck Creek

Sanitary Authority 724-625-1699

Building permits: Valuation of structures shall be determined by the current Building Valuation Data Report provided by BOCA International or builders estimate, whichever is greater.

Building permit fees:

<u>Total Valuation</u>		<u>Fee</u>
1.00	to 5000.00	\$40.00
5001.00	to 2,000.00	40.00 for 1 <sup>st</sup>
\$500.00+\$2.50 for each additional 1,000.00 or fraction.		
2,001.00	to 25,000.00	75.00 for 1 <sup>st</sup>
\$2,000.00 + \$10.50 for each additional \$1,000.00 or fraction.		
25,001.00	to 50,000.00	300.00 for 1 <sup>st</sup>
\$25,000.00 + \$7.50 for each additional \$1,000.00 or fraction.		
50,001.00	to 100,000.00	480.00 for 1 <sup>st</sup>
\$50,000.00+\$5.00 for each additional \$1,000.00 or fraction.		
100,001.00	to 500,000.00	730.00 for 1 <sup>st</sup>
100,000.00 + \$3.75 for each additional 1,000.00 or fraction.		
500,001.00	and up	2,195.00 for 1 <sup>st</sup>
500,000.00 + \$2.50 for each additional \$1,000.00 or fraction.		
Street Opening Permit		\$75.00

All commercial building permit applications shall be accompanied by a completed application for a "Knox Box" Rapid Entry System for the proposed building and a check, payable to Knox Co., for the cost of same as such is set by the Knox Co. Installation of such system shall be a prerequisite to the issuance of any occupancy permit by the Township.

Recreation/Impact Fee: \$300.00/unit

Transp. Impact Fee: \$547.86 where applicable (Ord. #210).

\$948.02 where applicable (Ordinance #283)

\$1300.00 where applicable (Ordinance #358)

Occupancy Permit: Commercial \$50.00

No charge residential (included in building permit fee).

### Subdivision Plan Review

2-lot subdivision: \$400.00

Preliminary and final subdivision: \$1,000.00+

Additional fees as follows:

0-60 lots/units \$50.00/lot/unit

61-150 lots/units \$40.00/lot/unit

151 or more lots/units \$30.00/lot/unit

Bond Release – actual costs incurred by the Township

Revised Master/Final Plan: \$1000.00

Application for approval: \$250.00

### Land Development Plan Review

Land Development Application: \$800.00 +

\$75.00/acre or fraction thereof for sites in excess of 2 acres.

Change of Use Application: \$200.00

Building Additional Application:	\$500.00
Revised Land Dev. Application:	\$750.00
<u>Planned Residential Development</u>	
Basic Application Fee:	\$1,000.00+
Additional fees as follows:	
0-60 lots/units:	\$50.00/lot/unit
61-150 lots/units:	40.00/lot/unit
151 or more lots/units	30.00/lot/unit
Bond Release – costs incurred by Township.	
Revised Master Final Plan:	\$750.00
Application for pre-approval:	200.00
Street, Sanitary, Storm Sewer Inspection.	
Excavations, Filling & Grading:	
0-4.99 acres:	\$200.00
5 or more acres:	300.00+
Costs incurred by the Township.	
Signs:	75.00
VariANCES/Appeals: Residential	125.00+
Costs incurred by the Township.	
Others:	125.00+
Costs incurred by the Township.	
Swimming pool, accessory structures and deck permits:	
Refer to building permit fee table.	
Rezoning:	\$1,000.00+
Costs incurred by the Township.	
Lien letter:	\$25.00
Letter of tax certification:	\$10.00/year
Zoning Certification/Ordinance:	\$50.00
Zoning or Road Map:	\$3.00
Demolition permit:	\$50.00 +
Costs incurred by the Township	
Fire Prevention Permits	
Modification of Fire Sprinkler Systems	
20 heads or less	\$75.00
21 to 150 heads	\$150.00
151 to 400 heads	\$300.00
401 or more heads	\$350.00
Commercial Fire Alarm Systems	\$75.00
Commercial Kitchen Fire Suppression Systems	\$75.00
Other Alternative Fire Suppression Systems	\$75.00
Building & Fire Code: ICC 2009	
County Health approval for every new building.	
Tax rates:	
Municipality	.998 mills
School	19.2083 mills
Wage tax	1%
Mercantile tax	1 mill
Business Privilege	2 mills
County	4.73 mills
Per Capita Tax	\$10