

## PINE TOWNSHIP

230 Pearce Mill Road  
Wexford, PA 15090

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

Bldg. Insp.: John Swinderman 724-625-1636x120  
Zoning Off.: Larry Kirpakus 724-625-1636x133  
Fire Marsh. Tim Flaherty 724-625-1636x135  
Engineer: Lennon Smith, Souleret, Engineering

Manager: Cheryl Fischer 724-625-1591  
Solicitor: Gary Gushard 412-566-1212  
Utilities: Peoples Gas 800-764-0111  
Duquesne Light 800-393-7100  
Columbia Gas 800-942-2204  
Equitable Gas 800-654-6335  
Penn Power 800-720-3600  
West View Water Auth. 412-931-3292  
Marshall Twp. Municipal  
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:

Total Valuation	Fee
\$1.00 to \$500.00	\$40.00
501.00 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.	

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/Health/Safety Fee: \$300.00/unit  
Transp. Impact Fee: \$547.86 where applicable (Ord. #210).  
\$948.02 where applicable (Ordinance #283).

-more-

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: \$750.00  
Application for pre-approval: 200.00

### Land Development Plan Review

Master Plan Application: \$700.00 +  
\$75.00/acre or fraction thereof for sites in excess of 2 acres.  
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

### Planned Residential Development

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.

Road Right of Way Fee: \$75.00 +  
Costs incurred by the Township.

Application for Right of Way Permit: \$500.00  
Application for renewal of existing Right-of-Way Permit: 300.00

Application for construction permit: 200.00  
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  
Letter of tax certification: 25.00/letter

Zoning Certification/Ordinance: 50.00  
Zoning or Road Map: 2.00

Filing fee – curative amendment: \$1,000.00 +  
Costs incurred by the Township.

Demolition permit: \$50.00 +  
Costs incurred by the Township

Alarm devices/alarm system permit: no fee.  
Building & Fire Code: ICC 2008.

County Health approval for every new building.

Tax rates: Municipality 1.2 mills  
School 21.9084 mills  
Wage tax 1%  
Mercantile tax 1 mill  
Business Privilege 2 mills  
County 4.69 mills