

ROSS TOWNSHIP

1000 Ross Municipal Drive
Pittsburgh, PA 15237
412-931-7055 FAX: 412-931-3508

Area Code 412

Building Code Official/Zoning officer:		
	Dan Hankins	931-7055x240
Building/Mechanical Inspector:		
	Dennis Schack	931-7055
Fire Off.:	John Reubi	931-7055x236
Engineer:	Art Gazdik	931-7055x207
Manager:	Wayne Jones	931-7055x234
Tax Coll.:	Donnal Carey	931-4200
Solicitor:	Bonnie Brimmeier	364-2045
Utilities:	Duquesne Light	393-7100
	Equitable Gas	288-7700
	Columbia Gas	262-4850
	Peoples Gas	471-5100
	Mun. Auth. West View	931-3292

Administration

Municipal lien letter application:	\$25.00
Fire permits – contact township office.	
Police/fire report:	20.00
Zoning officer fee:	\$32.00/hour
Act 1/Act 20 Compliance:	35.00/case
Municipal claim/short title examination:	actual cost
Servicing for all delinquent and liened taxes, tax liens, municipal claims and municipal liens: 10% of gross collections.	

Building Permits

1&2 family dwellings, residential care facilities:	\$0.20/sq.ft.
New const., additions, accessory buildings:	\$41.00 min.
R-3 R-4 Repairs and alterations:	41.00/unit
Commercial R-1, R-2 (hotels, apartments)	0.30/sq. ft.
New construction, additions	62.00 min.
Commercial, R1 & R2, repairs & alterations:	
Up to \$1,000 cost	\$62.00
Each additional \$1,000	11.00
Each \$1,000 over \$1 million	5.00

Demolition Permits & Move Structure

Up to \$1,000 cost:	\$62.00
Each additional \$1,000.00	11.00
Each \$1,000 over \$1 million	5.00

Electrical Permits

1&2 Family Dwellings	
Single family dwelling <200 amp serv.	\$125.00 each
2 Family dwelling units (<200 amp svc.)	150.00 each
Over 2 family dwelling units	
1 st 2 units:	\$140.00
Each add'l. unit	40.00
Townhouses	60.00 each
Alterations & additions	
Service & < 25 outlets	100.00
Swimming pools	
Equipment/wiring	65.00
Bonding	60.00
Single family dwellings with over 200 AMP Service, apply flat rate schedule plus equipment, appliances and motor schedule. Dwelling with spa, hot tub, hydromassage, tub, sauna, etc. apply flat rate schedule plus \$25.00 for each item.	
Flat rate for commercial or other residential use groups.	
Rough Wire Inspection	
Up to 25 outlets+	\$27.00
Each add'l. 10 outlets	6.00
Finish inspection	
Up to 25 outlets +	27.00
Each add'l. 10 outlets	6.00
Equipment-Appliances	

Outlet for single unit of 15 KW or less	24.00
Each add'l. outlets 15 KW or less	9.00

Motors, Generators, Transformers, Central Heating, Duct Heaters, Air Conditioning, Electric Furnaces and Welders.

For each fractional HP, KW or KVA to 1 HP, KW or KVA+	13.00
Each 1 HP, KW or KVA to 3 HP,KW or KVA	15.00
Each 4 HP, KW or KVA to 7 HP,KW or KVA	22.00
Each 7.5 HP,KW or KVA to 29 HP,KW or KVA	27.00
Each 30 HP,KW or KVA to 49 HP,KW or KVA	43.00
Each 50 HP,KW or KVA to 74 HP,KW or KVA	54.00
Each 75 HP,KW or KVA to 199 HP,KW or KVA	108.00
Each 200 HP,KW or KVA to 500 HP,KW or KVA	215.00
Each over 500 HP,KW or KVA	270.00
Over 600 volts; add \$100.00/category	

Feeders or Sub-Panels

Not over 200 AMP	25.00
>200 AMP to 400 AMP	35.00
>400 AMP to 600 AMP	45.00
>600 AMP to 1600 AMP	100.00
Over 1600 AMP	135.00
Over 600 volts; add \$100.00/category	

Modular & Mobile Homes

Modular homes, service & outlets	75.00
Mobile homes – service including feeder Or receptacles	60.00
Feeder or power cord only	55.00

Service-Meter Equipment up to 600 Volts

Not over 150 AMP	50.00
>150 AMP to 200 AMP	55.00
>200 AMP to 400 AMP	75.00
>400 AMP to 600 AMP	95.00
>600 AMP to 1200 AMP	200.00
>1200 AMP to 1600 AMP	225.00
>1600 AMP to 2000 AMP	275.00
>2000 AMP to 3000 AMP	325.00
>3000 AMP	400.00
Ground Fault Protection Services	75.00
Over 600 volts; add \$100.00/category.	

Services exceeding 1 meter, each add'l. meter:	10.00
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Primary Transformers, Vaults, Enclosures, Sub-Stations

Not over 200 KVA	200.00
>200 KVA to 500 KVA	250.00
>500 KVA to 1000 KVA	300.00
>1000 KVA	350.00

Signaling Systems –Burglar alarms, fire alarms, fire suppression alarms, smoke detectors, telemetering (telephones or CATV outlets are each separate permits).

For the system & 1 st 15 devices:	55.00
Each add'l. 10 devices or fraction thereof:	6.00

Signs (Incandescent, Neon & Florescent)

First sign (per occupancy)	55.00
Each add'l sign (per occupancy)	9.00

Outline Lighting

First transformer	55.00
Each add'l. transformer	9.00

Swimming Pools

Bonding	60.00
Equipment/wiring (residential only)	65.00
Commercial – by fee schedule	

Mechanical (HVAC Permits)

Commercial or other residential use groups.

Up to \$1,000 cost:	62.00
Each add'l. \$1,000.00	11.00
Each \$1,000 over \$1 Mil	5.00
1 & 2 family dwellings:	
New furnace:	\$51.00
Replacement furnace	31.00
New (add on) A/C or heat pump	31.00

New furnace and new A/C	51.00
Replacement furnace and new A/C	51.00
Replacement furnace A/C	31.00
Replacement A/C only	31.00

Commercial Cooking Hoods

Type I Hood, each	179.00
Ansul/suppression system, each	77.00
Type II Hood, each	179.00

Sign Permits

New sign:	\$2.50/sq. ft.
Minimum:	41.00
Repair/replace existing sign face, each	41.00
Sign inspection (biennial – each)	\$10.00
Temporary signs, banners, inflatables:\$26.00 each (1 mo.)	

Other permit related fees

3 rd party Construction Document Review	
IBC Use Classifications –B,,E,M,R-1, R-2, R-4	
Per sq. ft. up to 15,000 sq.ft.	0.13
Townhouses > 15,000 sq. ft.	1,950.00+0.08/sq.ft.
IBC Use Classifications A, I & H	
Per sq. ft. up to 12,000 sq. ft.	0.15
>12,000 sq.ft.	1,800.00+0.10/sq.ft.
IBC Use Classifications F, S & U	
Per sq. ft. up to 12,000 sq. ft.	0.10
>12,000 sq. ft.	1,200.00+0.07/sq.ft.
Minimum fee for above uses, each	525.00

Single Family Dwellings

New construction, each unit	125.00
Additions each unit	75.00

3rd Party Accessibility Inspections

Per sq. ft.	0.04
Minimum	150.00

3rd Party Energy Inspections

1 & 2 Family Dwellings, each	95.00
All other use groups, per sq. ft.	0.05
Minimum	150.00

Plan rev. after approval, each 20% of orig. permit cost

Penalty – working without permit:	
R3 & R4 Use Groups	\$100.00 each
All other Use Groups	250.00 each
PA UCC fee	4.00 each

Occupancy Permits

Commercial:	\$50.00 each
Residential:	40.00 each
Temporary:	40.00 each
Occupancy placards:	
New:	50.00 each
Replacement:	35.00 each

Zoning – Zoning Hearing Board Appeals

Residential:	\$200.00 each
Non-Residential:	400.00 each
Use Variance:	
Residential:	400.00 each
Non-Residential	800.00 each
Rezoning:	400.00 each
Conditional Use:	250.00 each
No impact home occupation:	200.00 each

Development Review – Subdivision

Zoning Districts R-1 & R-2:	\$20.00/lot
Minimum:	225.00
All other zoning districts:	80.00/acre
Minimum:	225.00
Site Plan:	
Zoning Districts R-1 & R-2:	\$20.00/lot
Minimum:	225.00
All other zoning districts:	80.00/acre
Minimum:	225.00

Appeals

Appeals Board Hearing:	\$350.00
Fire Appeals Board Hearing	350.00

Grading Permits

<100 cubic yards:	\$40.00 each
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100 – 299 cubic yards:	70.00 each
300 – 990 cubic yards:	150.00
Over 1,000 cubic yards:	\$40.00
each additional 1,000 cubic yards.	

Streets & Sidewalks

Driveway permits:	\$2.75/linear ft. \$40.00 minimum
Street opening permits – street excavation:	\$40.00 each
Inspection fee:	2.00/lin. Ft.
Right of way excavation; permit fee:	40.00 each
Inspection fee:	\$0.50/lin. Ft.
Degradation fees for street surface excavation, concrete foundation with asphalt or concrete surface:	
<1 year old:	\$20.00/sq. yd.
1 – 2 years old:	16.00/sq. yd.
3 – 5 years old:	8.00/sq. yd.
>5 years old:	0.00/sq. yd.
Granular or bituminous base with asphalt surface:	
<1 year old:	\$18.00/sq. yd.
1 – 2 years old:	14.00/sq. yd.
3 – 5 years old:	5.00/sq. yd.
3-5 years old:	7.00/sq. yd.
>5 years old:	0.00/sq.yd.
Granular or bituminous base with seal coat surface:	
< 1 year old:	12.00/sq.yd.
1-2 years old:	10.00/sq.yd.
3-5 years old:	5.00/sq. yd.
>5 years old:	0.00/sq. yd.

Logging Permits

Per acre:	50.00
Bond for travel over twp. Roads:	12,500.00

Zoning Certificates:

No Violation certificate, each	\$16.00
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Miscellaneous

Portable storage unit/dumpster	
Commercial districts:	\$41.00 each
Residential Districts:	26.00 ech

Suppression Systems

Sprinkler systems, standpipe systems and fire pumps:	
Up to \$1,000 cost:	\$62.00
Each additional \$1,000:	11.00
Each \$1,000 over \$1 million:	5.00
Additional testing/witness fee:	150.00

Fire Alarm

Signaling or notification devices:	
Up to \$1,000 cost:	62.00
Each add'l. \$1,000.00	11.00
Each \$1,000 over \$1 Million	5.00
Additional testing/witness fee	150.00

Sewers and Sewage disposal

Connection permit:	\$2,150.00
Saddle connection charge:	100.00
Lowries Run Connection fee:	455.00
Dye test (valid for 1 year), each	25.00

Tax rates:		
Municipality		1.9671 mills
School		19.91 mills
Wage		1%
LST		\$52.00
Deed Transfer	1%	
Bus. Privilege:	1.5 mills on gross receipts	
County		4.69 mills