

OFFICE OF CODE ENFORCEMENT & FIRE MARSHAL

BOROUGH OF BELLEVUE
537 Bayne Avenue Pittsburgh, PA 15202
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PERMIT REQUIREMENTS – ENCLOSED DECKS and PORCHES

APPLICATION:

A completed Building Permit application shall be submitted along with a survey plan of the property and two sets of construction drawings. Construction drawings need to include footer depth, framing, railing specifications as well as how the addition will be attached to the dwelling. Your construction drawings will be reviewed by Building Inspection Underwriters (BIU).

SURVEY:

Survey plan of property needs to have the deck or porch location drawn on it as well as the setbacks from the rear and side property lines noted. The minimum setbacks, which must be adhered to, are:

R-L Zoning District:	<u>Rear</u>	through lot - 35'
	<u>Rear</u>	adjoining alley – 35'
	<u>Side</u>	adjoining street - 25' aggregate*
	<u>Side</u>	not adjoining street - 15' aggregate*
	<u>Front</u>	25'
R-M Zoning District:	<u>Rear</u>	through lot – 15% of lot (25' minimum)
	<u>Rear</u>	adjoining alley – 25'
	<u>Side</u>	adjoining street - 15' aggregate*
	<u>Side</u>	not adjoining street - 10' aggregate*
	<u>Front</u>	15'
R-H Zoning District:	<u>Rear</u>	through lot – 15% of lot (25' minimum)
	<u>Rear</u>	adjoining alley – 25'
	<u>Side</u>	adjoining street - 12' aggregate*
	<u>Side</u>	not adjoining street - 8' aggregate*
	<u>Front</u>	15'

*Aggregate side yard dimensions include both side yards added together. Attached dwellings may have a minimum side yard of zero (0) feet.

FEES:

There is a \$20 application fee along with a permit fee of 1.5% of the estimated cost of construction. Fees can be paid by credit card over the phone or by check. Checks should be made payable to Bellevue Borough. All fees must be paid prior to the permit being issued.

CERTIFICATE OF INSURANCE:

If using a builder, a Certificate of Insurance must be submitted from their insurance carrier verifying their coverage for workers' compensation. The builder's insurance carrier and policy number as well as Federal/State I.D. No. is also required for the application.

REVIEW PROCESS:

The Building Code Official (BCO) shall review the application and survey to determine compliance with all building and zoning requirements. Upon satisfaction of the BCO that all requirements have been met, a permit will be issued, and the applicant notified. Please allow up to 10 days to complete the permit process.