

# OFFICE OF CODE ENFORCEMENT & FIRE MARSHAL

BOROUGH OF BELLEVUE  
537 Bayne Avenue Pittsburgh, PA 15202  
Phone: (412) 766-7453  
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## PERMIT REQUIREMENTS – DETACHED GARAGES

### APPLICATION:

A completed Building Permit application shall be submitted along with a survey plan of the property. For garages over 1000 sq ft., two sets of construction drawings will also be required. Drawings need to include the layout of the garage, footer/foundation specifications, and framing detail.

### SURVEY:

Survey plan of property needs to have the garage location hand drawn on it as well as the setbacks from the rear and side property lines noted. As an accessory building a detached garage can only be located in the rear yard and shall be located at least 10' from the principal building. Only one detached garage is permitted per lot. The minimum setbacks, which must be adhered to, are:

R-L Zoning District:    Rear    at least 10' from rear lot line  
                                  Side    not permitted  
                                  Front   not permitted

R-M Zoning District:    Rear    at least 10' from rear lot line  
                                  Side    not permitted  
                                  Front   not permitted

R-H Zoning District:    Rear    at least 10' from rear lot line  
                                  Side    not permitted  
                                  Front   not permitted

### FEE:

There is a \$20 application fee. If a garage does not require construction drawings the permit fee is \$25.00. If a garage requires construction drawings the permit fee is 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, drawings, and survey to determine compliance with all building 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.