



CODE ENFORCEMENT AGENCY
1633 Route 51, Suite 100, Jefferson Hills, PA 15025
1-866-410-4952 www.cea-code.com

POLE BUILDING GUIDELINES

Based upon the 2018 ICC codes, pole buildings for residential or commercial use shall comply with the following codes:

- 1) The applicant must declare the intended use of the pole building (on application)
- 2) The applicant must detail additions to the pole building construction:
 - A) Mechanical – Type of Units / Gas / Electric
 - B) Electrical – Type of service
 - C) Plumbing- Type of plumbing and sanitary process
 - D) Footing or pier depth
 - E) Wind speed & snow load calculations

Residential Dwelling Pole Buildings: (Not Garages, Barns) Habitable Units

Must comply with the 2018 International Residential Code including mechanical, electrical and plumbing designs and layouts. Must also include an energy package such as RES-Check. Must include a sealed set of Truss Drawings (if trusses are being used) by a PA registered architect or engineer.

Commercial Pole Buildings: (Used for Occupancy) Habitable Units

Must comply with the 2018 International Building Code (IBC). All plans must be submitted with application with sealed design drawings stamped by a PA Architect or Engineer. Including MEP, Fire / Panic, Truss information, Accessibility, Sanitary and Energy.

***** NOTE *****

ALL applications submitted for a “pole building” without the declared information described in the above will not be reviewed by the plans examiner. Framed and un-finished pole buildings (except agriculture) are not acceptable for occupancy under the PA UCC.



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• 2023 Schedule of Fees •

Residential Inspections Service:

New Construction / Addition	\$.45 per gfa (min. \$150.00)
Residential Electrical Permit	\$125.00 (includes Rough & Final)
Residential Temporary Electrical	\$125.00
Residential Plans Examination (New / Addition)	\$125.00 (first 2 reviews)
Residential Mechanical / Plumbing (stand alone permit)	\$125.00
Residential Single Inspection	\$125.00
Residential Above Ground Pool / Spa	\$125.00 (+) electrical fee
Residential Inground Pool	\$175.00 (+) electric fee
Residential Solar / PV (up to 400)	\$125.00
Residential Unsafe / Condemnation	\$150.00 (includes posting)
Residential Occupancy (stand-alone)	\$125.00
Manufactured House Permit	\$175.00 (+) electric
Residential Demolition Permit	\$150.00

Commercial Inspection Service:

New Construction / Alteration / Addition	\$.50 per gfa (min. \$150.00)
Warehouse above 50K	\$.35 per gfa
Commercial Plans Examination	See Exhibit (A) 2022 Fee
Commercial Electrical	See Exhibit (B) 2022 Fee
Commercial Mechanical / Plumbing (Incl. Boilers, HVAC, Sprinklers etc)	1.5% of project cost (min. \$200.00)
Commercial Cell Tower	See Exhibit (C) 2022 Fee
Commercial Solar / PV Permit	See Exhibit (D) 2022 Fee
Commercial Single Inspection	\$150.00 (pass or fail)
Commercial Inground Pool	\$250.00 / \$450.00
Commercial Unsafe / Condemnation	\$250.00 (includes posting)
Commercial Occupancy	\$125.00 (up to two inspections) <i>\$150 full service</i>
Commercial Fire Alarm Permit	\$350.00 (min) includes inspections
Commercial Fire Inspection	Quoted per gfa (\$150.00 min)
Commercial Sign Permit	\$150.00 (excludes electrical)
Commercial Demolition Permit	\$150.00