



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

2018 International Residential Pool & Spa Code

INGROUND & ABOVE GROUND POOL & SPA

In an effort to help advance your application efficiently for a residential pool or spa permit, the following information is required to be submitted with your application.

Pool Barrier & Protection:

An outdoor swimming pool, including an in ground, above ground or on ground pool, hot tub or spa shall be surrounded by a barrier which shall comply with the following:

The top side of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the structure is above grade, such as an above ground pool, the barrier may be at ground level, such as the pool structure. Where the barrier is mounted on the top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102mm).

Access gates shall comply with the regulations of section AG105.2, Items 1 through 7, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outwards away from the pool and shall be self-closing and have self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:

- (a)8.1 The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate.
- (b)8.2 The gate and barrier shall have no opening larger than ½" (12.7 mm) within 18" (457 mm) of the release mechanism.

Pool design and mechanical information

(There are dozens of differing designs and pools)

A copy of the manufacturer's pool design or information on the design type. Example: fiberglass, vinyl, concrete, aluminum, pvc, etc. Application must also include adequate information on the pool mechanical system (pumps and filtration). Lastly, information must be supplied for the electrical system to support the new pool. Information on the size and depth of the pool along with the covering and protective method is required.

Work with the pool installer, manufacturer or design group for ALL the needed information prior to application.

Residential Electrical Pool Permit:

Electrical information shall include proper bonding information, circuit requirement and ground faulting information. If you require an additional outdoor outlet or circuit, please describe the type of exterior outlet and grounding information.

A separate residential electrical pool permit is required and inspected for bonding and grounding methods prior to covering the lines. Please contact CEA Electrical for any additional electrical questions. This permit will be automatically added to your residential pool application. No need to separately apply. Once prepared, have the electrician call the CEA electrical inspector or email to: electrical@cea-code.com for inspection.

ALL POOL PERMITS shall require a signature of acknowledgement that a barrier SHALL be installed and remained installed for residential pool construction. Temporary barriers shall be a minimum length of 48 inches from grade and cannot be removed until permanent structural fence is installed. A final inspection cannot be granted until all provisions including the barrier are in place.

Applicable ZONING Ordinances may apply in your community prior to permitting.



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

RESIDENTIAL APPLICATION

Guidelines and Helpful Application Instructions

100% of Residential Plan failures are asked for the following additional information.

New Construction – Addition – Single Family / Duplex – 2018 IRC

- 1) **Completed** (legible) drawings of the proposed construction including the following:
 - Footing, foundation, framing (including side wall) details
 - Proper layout and dimensions details of the proposed
 - Insulation, wallboard and flashing details
 - Res-check for energy compliance
 - Mechanical, plumbing and electrical details (if applicable)
 - Roofing method, (Truss, flat, rafter etc..) **TRUSS** roof requires an engineered stamped design at application.

*A narrative describing the construction information is helpful. Please note, an inventory sheet, material list or supply receipts are **not** narratives.*

POOL & Spas

- 1) Inground or above ground? Type of Pool? Electrical service to new Pool?
 - Barrier Device (fence) Protection from entering the pool? WHERE?
 - Electrical set up and connections? (Bonding & Grounding methods)
 - Drain from the pool or spa?
 - Deck or Platform? Deck information and narrative.

Decks and Balconies – (including roof over decks)

- 1) Describe the deck or balcony in **DETAIL**. Including the following:
 - How are you securing or attaching the deck to the structure?
 - Type of wood and dimensions of materials being used
 - Layout and design of the deck or balcony (including projections)
 - Beams, posts and fasteners, hangers and straps being used.
 - Depth of footings and securing methods of supports.
 - Safety devices – handrails, side supports and guides posts.
 - Electrical outlets (110v) also any lights, fans or other.

****Please note, this reference is not the only required information for plans examination, but more to help advise you in the application of what information is required. Additional details and information may be requested and required prior to the issuance of a building permit.**



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

2023 Municipal Plan Review Fees

New Construction, Additions & Extensions

2,000 sq feet & under	\$375.00 minimum fee
2,001 -5,000	\$750.00
5,001 -10,000	\$1150.00
10,001-20,000	\$1780.00
20,001-30,000	\$2100.00
30,001-40,000	\$2200.00
40,001-50,000	\$2350.00
More than 50,000 to 75,000 sq feet =	\$2800.00
More than 75,001 to 100,000 sq feet =	\$2800.00
More than 100,000 sq feet & above=	\$35.00 per every 1,000 sq feet.

Alterations, Repairs & Change in Occupancy

2,000 sq feet & under	\$375.00 minimum fee
2,001 -5,000	\$475.00
5,001 -10,000	\$740.00
10,001-20,000	\$1200.00
20,001-30,000	\$1350.00
30,001-40,000	\$1450.00
40,001-50,000	\$1600.00
More than 50,000 to 75,000 sq feet =	\$1750.00
More than 75,001 to 100,000 sq feet =	\$2400.00
More than 100,000 sq feet & above=	\$20.00 per every 1,000sq feet.

CEA will allow up to (3) plan reviews per application for changes, additional requests for information and reports. Should additional reviews be required, 50% of the original fee is charged with a minimum of \$375.00.

ALL Commercial plans must be submitted approved by a Registered Architect or Engineer.
At least (1) copy of submitted plans must have a "wet or raised seal" and signature of the design professional under whose license were prepared.

Residential Plan Reviews for 1 or 2 family dwellings = \$125.00



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

• **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

BCO Service:

\$125.00 per hour (min. ¼ hour) based upon the demand of service. Meetings, seminars, court appearances, legal purposes, code interpretation, investigation, inspection, on-call demand, phone conferences, video conferences, client events and in person requirements.

Other Services:

Electronic Document Management (EDM)

Scanned Documents	\$2.00 per page – Large Format & 11X17 \$.50 per page – 8.5 X 11" copy size
Printed Pages	\$. 12 per 8.5 X 11 (B&W) \$. 25 per 8.5 X 11 (Color) \$ 7.00 per large format page (B&W) \$ 12.00 per color large format page

Code Enforcement, Zoning, Property Maintenance and Planning Services:

Invoiced per hour of services.	\$ 85.00 per man hour
Magistrate and Court Appearance	\$ 125.00 per hour
Zoning Permits (accessory, sheds & fences)	\$125.00 per permit
Pennsylvania Uniform Construction Code Fee (PA UCC)	\$ 4.50 per permit (Commonwealth)