

INSTRUCTIONS FOR A PRE-CONSTRUCTION PERMIT

1. COMPLETE THE APPLICATION INCLUDED WITHIN THIS PACKAGE. BECAUSE THIS IS AN ALL PURPOSE PACKET, YOU NEED ONLY COMPLETE THE STEPS THAT PERTAIN TO YOUR PROJECT.
2. SUBMIT A SKETCH ON THE ENCLOSED FORM SHOWING THE EXISTING OR PROPOSED BUILDING ON THE LOT AND ALSO FRONT, REAR, AND SIDE SETBACKS, ANY ACCESSORY STRUCTURES. THE SKETCH SHOULD SHOW **ALL DIMENSIONS** AND SHOULD BE SIGNED AND **DATED**. **FISHING CREEK TWP DOES NOT HAVE ZONING. COUNTY PLANNING MUST BE FOLLOWED.** *(See attached)*
PAY ALL APPLICABLE FEES.
3. SHOULD THE PROJECT BE IN THE FLOOD ZONE, CONTACT THE FLOODPLAIN ADMINISTRATOR, TRI-COUNTY COG, 570-784-8654. YOU WILL NEED A PRE-CONSTRUCTION PERMIT FROM TOWNSHIP PRIOR TO CONTACTING THE COG.
4. OBTAIN A SEWER PERMIT FROM THE FISHING CREEK TOWNSHIP SEWAGE ENFORCEMENT OFFICER, JAMES MCDEAVITT 570-784-9171.
5. SUBMIT AN APPLICATION FOR A DRIVEWAY PERMIT WHICH MUST BE REVIEWED AND APPROVED BY THE TOWNSHIP ROADMASTER.
6. **SUBMIT AN APPLICATION TO THE TRI COUNTY COG IBC OFFICE FOR A PERMIT BEFORE BEGINNING YOUR PROJECT. A PERMIT MAY NOT BE NECESSARY FOR ALL CASES. THE NUMBER FOR THE COG OFFICE IS 570-784-8654. (COG INFO ATTACHED).**
7. THE TRI COUNTY COG IBC OFFICE WILL PERFORM ALL BUILDING INSPECTIONS INCLUDING THE EXTERIOR SEWER LINE.

I THE UNDERSIGNED, HEREBY CERTIFY THAT I AM AWARE OF THE RULES AND REGULATIONS OF FISHING CREEK TOWNSHIP AND HEREBY AGREE TO ABIDE BY THEM WITH FULL KNOWLEDGE THAT ANY VIOLATION OF SAID RULES AND REGULATIONS WILL BE CAUSE FOR THE REVOCATION OF THIS PERMIT.

SIGNATURE _____ DATE _____

IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT IN ALL CASES TO FURNISH ADEQUATE INFORMATION AND TO CERTIFY THAT THE PROPOSED USE WILL COMPLY WITH ALL REQUIREMENTS OF FISHING CREEK TOWNSHIP AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.

THE PERMIT MUST BE VISIBLY POSTED ON THE SITE FOR THE DURATION OF THE PROJECT.

THE CONTRACTOR AND SUBCONTRACTORS PERFORMING THE WORK STATED IN THIS BUILDING PERMIT WILL BE HELD LIABLE FOR ANY DAMAGE RESULTING TO TOWNSHIP PROPERTY DURING THE COURSE OF THEIR WORK. THIS INCLUDES, BUT IT IS NOT LIMITED TO ROADS, DITCHES, SWALES, EASEMENTS, AND RIGHT OF WAYS. DAMAGED TOWNSHIP PROPERTY MUST BE RETURNED TO ORIGINAL OR BETTER CONDITION BEFORE COG WILL ISSUE AN OCCUPANCY PERMIT.

APPLICATION FOR PRE-CONSTRUCTION PERMIT
FISHING CREEK TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA

Date Submitted _____

Permit Number _____

IS THIS PROPERTY IN THE FLOOD ZONE? YES _____ NO _____ (If yes, contact Floodplain Administrator)

Property Owner _____ Phone Number _____

Property Owner Address _____

Property Location _____

Property Parcel # _____ Long/Lat/Elevation _____

The undersigned applicant hereby applies for a permit to:

Proposed use:

- | | | | |
|--|-----------------------------------|--|---|
| <input type="checkbox"/> New Home | <input type="checkbox"/> Pool | <input type="checkbox"/> Recreational Cabin** | <input type="checkbox"/> Single Family Dwelling |
| <input type="checkbox"/> Addition to Home | <input type="checkbox"/> Fence | <input type="checkbox"/> Elevation (Not in Flood Zone) | <input type="checkbox"/> Recreational Cabin** (Notarized Affidavit) |
| <input type="checkbox"/> Remodel | <input type="checkbox"/> Sign | <input type="checkbox"/> Solar Panels | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Driveway | <input type="checkbox"/> Demolition | <input type="checkbox"/> Preliminary Flood Permit |
| <input type="checkbox"/> Garage/Shed/Carport | | | |

Submitted herewith is a dimensioned plan on the enclosed form of the lot showing proposed work and/or existing structures.

Description of proposed work including building dimensions _____

Estimated cost of proposed work _____

Signature of Applicant or Agent _____

Contractor _____

Address _____

Pre-construction Permit Officer _____

Date _____

Total Permit Fee _____

Cash ☐

Check # _____

FISHING CREEK TOWNSHIP
3188 SR 487
ORANGEVILLE, PA 17859
PHONE: 570-683-5900
EMAIL: fishingcreektownship@gmail.com

A. The Contractor is a contractor within the meaning of the Pennsylvania Workers' Compensation Law.

☐ Yes

☐ No

If the answer is "yes" complete Sections B and C below as appropriate.

B. Insurance Information OR Furnish Certificate of Insurance from Insurance Agent.

Name of Contractor _____

Federal or State Employer Identification Number _____

Name of Workers' Compensation Insurer _____

Workers' Compensation Insurance Policy Number _____

Policy Expiration Date _____

C. Exemption

Complete Section C if the applicant is a contractor claiming exemption from providing workers' compensation insurance.

☐ The undersigned affirms that he/she is not required to provide workers' compensation insurance under the provisions of Pennsylvania Workers' Compensation Law for one of the following reasons, as indicated:

☐ Contractor with no employees. Contractor prohibited by law from employing any individual to perform work pursuant to this building permit unless contractor provides proof of insurance to Fishing Creek Township.

☐ Religious exemption under the Workers' Compensation Law.

Signature _____

Print Name _____

Address _____

REAR PROPERTY LINE

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FRONT PROPERTY LINE

ROAD

*Locate all structures with a solid line

*Locate proposed structures with broken line



FISHING CREEK TOWNSHIP PERMIT FEES

Applications for a Pre-Construction Permit shall be accompanied by a fee, payable to the Township, based upon the estimated cost of proposed construction as determined by the Permit Officer at the following rates:

Building/Construction Permits

*\$0.00 to \$2,000.00	\$40.00
*Each additional \$1,000.00 or part thereof beyond the first \$2,000.00	\$ 2.00

Additional Permit Fees

- 1) Driveway Permits - \$35
- 2) Permits for Demolition - \$40
- 3) Permits for cabin (recreational use only) - \$40

*Auxiliary Structures under 500 square feet without electric or septic
A permit is required, but there is no permit fee.

Please Note: Any construction started without proper permits will result in the doubling of fees for the permit!

******A Pre-construction Permit is required from the Township before a Floodplain Permit can be issued.******

Floodplain Administrator for Fishing Creek:
Tri County COG — Phone 570-784-8654

Floodplain Development Permit – Long Form

*\$0.00 to \$2,000.00	\$65.00
*Each additional \$1,000.00 or part thereof beyond the first \$2,000.00 (Additional Permits are Required)	\$ 2.00

Floodplain Development Permit – Short Form FREE

No construction of any kind in the Floodplain should be started without permits and approval from the Floodplain Administrator.

Phone

TRI-COUNTY COG IBC INSPECTION SERVICE

170 TRAIN STREET

BLOOMSBURG, PA 17815

PHONE 570-784-8654

TOLL FREE 866-784-8654

FAX 570-784-8656

EMAIL tccog@ptd.net



You will need a building permit from Tri-County COG IBC Inspection Service for the following:

- ** New home construction - Checklist of document you will need when applying for your permit is attached.**
- ** Any additions to an existing home, changing the foot print of the existing structure.**
- ** Detached structures over 1000 sq. ft., example: garage, carport, pole building or pavilion. (In Fishing Creek Township it is 500 Sq feet)**
- ** Addition of solar panels both roof mount and ground mount.**
- ** Improvements/repairs that affect the height, width and length of your home.**
- ** Adding or replacing a deck or porch that is supporting a roof.**
- ** Adding or replacing a deck or porch over 30 inches in height.**
- ** Installing or replacing a mobile, manufactured or modular home.**
- ** Fences over 6ft. in height.**
- ** Retaining walls over 4 ft. in height.**
- ** In-ground pools.**
- ** Spas or above ground pools over 24 inches.**
- ** Any modifications to a structure that requires relocating or installing a header.**

You will not need a permit for the following:

- ** Interior improvements/repairs unless it effects the structure of the building.**
Roof replacement unless it effects the structure (replace trusses).
- ** Siding replacement.**
- ** Window replacement unless it effects the structure of your home, example if you have to move the header above the window. You will then need a building permit and an inspection.**


You will need an inspection for electrical service.

Most important, if you are not sure if you need a building permit, please call. We will be glad to answer any questions for you.

are permitted, a buffer yard of at least ten (10) feet, across which there shall be no right of access, shall be provided along the side of the property adjacent to the thoroughfare.

7. A parcel being subdivided for the purpose of being added to or incorporated with an existing, adjacent lot of record shall not be subject to the minimum lot size or soils testing requirement of this Ordinance, provided that a note indicating such is placed on the plot plan.

**TABLE 1.
MINIMUM LOT AREA REQUIREMENTS**



Type of Use	On-Lot Water & Sewage System ¹	Public Water OR Sewage System	Public Water AND Sewage System
<u>Residential²</u>			
Single Family Detached	1 acre	20,000 sq. ft.	10,000 sq. ft.
Two Family	20,000 sq. ft.	10,000 sq. ft.	5,000 sq. ft.
Multi-family & Single Family Attached	20,000 sq. ft.	9,000 sq. ft.	5,000 sq. ft.
<u>Non-Residential³</u>			
Commercial	30,000 sq. ft.	20,000 sq. ft.	10,000 sq. ft. ⁴
Industrial	1 acre	30,000 sq. ft.	20,000 sq. ft.
Institutional	1 acres	30,000 sq. ft.	20,000 sq. ft.

¹ Where the slope of 50% or more of a propose lot exceeds 15%, the Planning Commission may require the lot size requirement to be doubled.

² Lot area requirements are per dwelling unit. All lots must however meet the requirements of the PA Sewage Facilities Act and any other municipal sewage regulations

³ All proposed lots must be of sufficient size to provide for structures, setbacks, parking and loading areas, sewage, water and stormwater management facilities, and all require open space or buffer yards.

⁴ Where off-site parking is provided and approved, minimum lot area requirements may be reduced by 15%.

C. Building Setback Lines

Building setback line requirements shall conform to any applicable Zoning Ordinance. Where no Zoning Ordinance is in effect, the minimum building setback requirements shall be as follows:

a. Front Yards.

- 1) Arterial Streets. 40 feet from edge of road right-of-way or 80 feet from road centerline, whichever is greater.
- 2) Collector Streets. 30 feet from edge of road right-of-way or 60 feet from road centerline, whichever is greater.
- 3) Local Streets. 25 feet from edge of road right-of-way or 50 feet from road centerline, whichever is greater.

b. Side Yards.

- 1) Lots Greater Than 30,000 sq. ft. 15 feet each side.
- 2) Lots Between 20,000 & 30,000 sq. ft. 10 feet each side.
- 3) Lots Less Than 20,000 sq. ft. 5 feet each side.

c. Rear Yards. 30 feet

See ILLUSTRATION 1.

2. The straight alignment of dwellings along established minimum setback lines shall be discouraged and varying structure setbacks shall instead be encouraged to promote variety and avoid monotony in development design.

402 STREETSA. Street Classification

1. The State Highway System includes all public streets and highways operated and maintained by the Pennsylvania Department of Transportation.
2. The Municipal Street System shall include all public streets and roads maintained by a municipal government. Subdividers proposing public dedication of streets within a subdivision shall submit design and construction plans which meet the minimum specifications of the local municipality and this Ordinance as part of the plan submission process. Written verification of the municipality's intent to accept the proposed road shall also be submitted. A deed, which dedicated the land to be used

ILLUSTRATION 1 - SETBACK LINES

Front Setback Measurement: From edge of road right-of-way or centerline, whichever is greater.

Arterial Streets. 40 feet from edge of road right-of-way or 80 feet from road centerline.

Collector Streets. 30 feet from edge of road right-of-way or 60 feet from road centerline.

Local Streets. 25 feet from edge of road right-of-way or 50 feet from road centerline.

