



# DETACHED STRUCTURES

711 Saxonburg Boulevard  
Saxonburg, PA 16056  
724.352.9000  
Butler County, Pennsylvania

**CUSTOMER ASSISTANCE GUIDE  
BUILDING PERMIT APPLICATION SUBMITTAL REQUIREMENTS**

**DETACHED STRUCTURES (1000 SQ FT OR MORE)  
ACCESSORY TO DETACHED ONE FAMILY DWELLING**

(Shed – Detached Garage – Pavilions – Etc)

- Please read all of the following information.
- The following is a check list. You must have a “checkmark” in all the sections listed below prior to submitting your application.

\_\_\_\_\_ “Affidavit of Exemption” (See attached form) If you are hiring a contractor to construct your structure, and they have workers’ compensation, have the contractor or their insurance carrier provide us with a “Certificate of Insurance” showing proof of such. If the homeowner or a contractor without workers’ compensation is constructing the structure, the attached form must be completed and notarized.

\_\_\_\_\_ A site plan showing the proposed detached accessory structure, the outside dimensions of the structure, the distances in feet, to the front, sides, and rear property lines.

\_\_\_\_\_ Three (3) sets of construction drawings that show in detail code compliance for all of the work proposed, to include but not limited to the following information;

- \_\_\_\_\_ Footing detail including depth below frost line.
- \_\_\_\_\_ Type of foundation.
- \_\_\_\_\_ Roof rafter size (2x6, 2x8, 2x10, etc).
- \_\_\_\_\_ Rafter spacing (16” on center, 24” on center, etc).
- \_\_\_\_\_ Thickness and type of roof sheathing.
- \_\_\_\_\_ Ceiling joist size and spacing.
- \_\_\_\_\_ Floor joist size and spacing.
- \_\_\_\_\_ Wall sections showing top, bottom plates and headers.
- \_\_\_\_\_ Location and size of all beams, girder/headers.
- \_\_\_\_\_ Sizes of all doors.
- \_\_\_\_\_ Plumbing if applicable.
- \_\_\_\_\_ Mechanical if applicable.
- \_\_\_\_\_ Electrical if applicable.
- \_\_\_\_\_ Wall bracing detail (material, length and fastening).

\_\_\_\_\_ Completed building permit application.

MDIA will review plans submitted to determine code compliance. If the minimum submittal requirements are not met, we will ask the applicant to supply additional information. If the minimum requirements are met, the plans will be marked “approved”. A building permit will be issued and the applicant will be notified of the inspection fees and when they can pick-up the permit at the Municipal Building. All fees shall be paid prior to the issuance of the permit. Then use the inspection procedures provided to have all of the required inspections performed.

## **INSPECTION PROCEDURES DETACHED ACCESSORY STRUCTURES**

Building permit must be posted on the site of the work and clearly visible from the road until completion of the project.

- Your approved plans must be available at all times for inspections. These are the plans that were submitted with your application and were marked "Approved" by the Building Code Official.
- The permit applicant or authorized agent is responsible for scheduling all inspections.
- To schedule an inspection call the inspector listed below.
- **DO NOT schedule an inspection if the work is not ready!!!!**
- When scheduling an inspection, you must supply your permit number to the inspector.

### **MINIMUM OF 24 HOUR NOTICE REQUIRED TO MIDDLE DEPARTMENT INSPECTION AGENCY, INC.**

1. Footing inspection – To be done after forming and prior to placing of concrete.  
**Inspector, Keith Reiser**                      **Phone, 1-800-732-6342**
2. Foundation inspection – French drain and water-proofing prior to backfilling.  
**Inspector, Keith Reiser**                      **Phone, 1-800-732-6342**
3. Plumbing under slab (rough-in) done prior to placing concrete floor.  
**Inspector, Keith Reiser**                      **Phone, 1-800-732-6342**
4. Framing inspection – Done prior to insulating, but after heating, plumbing and wiring are roughed in, and prior to any exterior finishes being applied.  
**Inspector, Keith Reiser**                      **Phone, 1-800-732-6342**
5. Energy conservation.  
**Inspector, Keith Reiser**                      **Phone, 1-800-732-6342**
6. Wallboard. Only needed if there is an integral or attached garage.  
**Inspector, Keith Reiser**                      **Phone, 1-800-732-6342**
7. Final inspection – When job is completely finished, prior to occupancy permit and after plumbing, mechanical and electrical.  
**Inspector, Keith Reiser**                      **Phone, 1-800-732-6342**

**THIS FORM REQUIRES A NOTARY SEAL**

**AFFIDAVIT OF EXEMPTION**

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

- \_\_\_\_\_ Property owner performing own work. If property owner does hire contractor to perform any work pursuant to building permit, contractor must provide proof of workers' compensation insurance to the municipality. Homeowner assumes liability for contractor compliance with this requirement.
  
- \_\_\_\_\_ Contractor has 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 the municipality.
  
- \_\_\_\_\_ Religious exemption under the Workers' Compensation Law. All employees of contractor are exempt from workers' compensation insurance (attach copies of religious exemption letter for all employees).

\_\_\_\_\_  
Signature of Applicant

County of \_\_\_\_\_

Municipality of \_\_\_\_\_

Subscribed, sworn to and  
acknowledged before me by the above  
\_\_\_\_\_ this \_\_\_\_\_ Day  
of \_\_\_\_\_  
20 \_\_\_\_\_.

**SEAL**

\_\_\_\_\_  
**Notary Public**