

The **first step in any project** is to comply with the Zoning Ordinance. The Ordinance specifies whether your project is permitted in the Zone, the placement of your project on your lot, and the size of the project in relation to the size of your lot. **Projects that must comply include fences, new construction, sidewalks, driveways, additions, pools, decks, sheds, detached garages and car ports.**

New construction, building additions, detached garages **require a Zoning Permit from the Zoning Officer and if your proposed project is not permitted, it would require a Zoning Hearing or Council approval to proceed.**

**You may check the Zoning Ordinance on our website under Online Forms, Pitcairn Borough Code of Ordinances.** Or you may talk to the Zoning Officer, currently the Borough Manager. The Zoning Ordinance protects you and your fellow property owners. **If your project violates this Ordinance, you may be served with a stop work order and the project forced to be removed.**

Borough of Pitcairn  
609 Broadway  
Pitcairn, PA 15140  
(412) 372-6500

# STREET OPENING PERMIT

Date: \_\_\_\_\_

Permit No. \_\_\_\_\_

Work Location \_\_\_\_\_

Property Owner Name \_\_\_\_\_

Property Owner Phone Number \_\_\_\_\_

Lot and Block No. \_\_\_\_\_

Company Performing Work \_\_\_\_\_

Company Phone Number \_\_\_\_\_

Company Contact Person \_\_\_\_\_

	<b>FEE</b>	<b>Amount Owed</b>
Street Opening	\$150	
Inspection Fee	\$50	
<b>Sidewalk Opening</b>	<b>\$50</b>	
Inspection \$1 per Linear Foot		
Minimum Inspection Fee	\$25	
<b>Sidewalks (less than 12" deep)</b>		
Opening	\$25	
Inspection \$1 per Linear Foot		
Minimum Inspection Fee	\$25	
<b>Grassplot</b>	<b>\$25</b>	
Inspection \$1 per Square Foot		
Minimum Inspection Fee	\$25	
<b>Total Due</b>		

Check # \_\_\_\_\_ Date Paid \_\_\_\_\_

Insurance Certificate \_\_\_\_\_ Performance Bond \_\_\_\_\_

Maintenance Bond \_\_\_\_\_

**ONE COPY OF THIS PERMIT  
MUST BE PROMINENTLY POSTED  
AT THE JOB SITE AT ALL TIMES.**

PERMIT#: \_\_\_\_\_

DATE: \_\_\_\_\_

**BOROUGH OF PITCAIRN  
STREET OPENING - SIDEWALK OPENING - GRASSPLOT OPENING  
PERMIT APPLICATION**

LOCATION: \_\_\_\_\_

APPLICANT NAME: \_\_\_\_\_

APPLICANT ADDRESS: \_\_\_\_\_

APPLICANT TELEPHONE NUMBER: \_\_\_\_\_

SIGNATURE OF APPLICANT: \_\_\_\_\_

**BOROUGH OFFICE CONTACT NUMBER 412-372-6500**

• MUST CONTACT OFFICE 24 HOURS IN ADVANCE OF INITIAL DIG	DATE	TIME
• MUST CONTACT OFFICE FOR INSPECTION PRIOR TO BACK-FILLING OPENING		
• MUST CONTACT OFFICE 24 HOURS IN ADVANCE OF FINAL RESTORATION		

- OPENING TYPE \_\_\_\_\_ STREET \_\_\_\_\_ SIDEWALK \_\_\_\_\_ GRASSPLOT \_\_\_\_\_ DRIVEWAY
- PA ONE CALL SERIAL NUMBER: \_\_\_\_\_
- CURRENT PERFORMANCE BOND ON FILE: \_\_\_\_\_
- AREA MUST BE MARKED IN WHITE - COMPLETED: YES / NO
- NUMBER OF OPENINGS: \_\_\_\_\_
- APPROXIMATE SIZE OF EACH OPENING: \_\_\_\_\_
- APPROXIMATE DISTANCE TO & NAME OF NEAREST INTERSECTION: \_\_\_\_\_
- APPROXIMATE DISTANCE FROM CENTER OF ROAD TO WORK AREA: \_\_\_\_\_

DESCRIPTION OF WORK & PURPOSE:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SKETCH OF WORK AREA - AT A MINIMUM MUST INCLUDE: STREET AREA, CURB LINES, SIDEWALK LOCATIONS, AND RIGHT-OF-WAY LINES. (Attach additional paperwork if necessary).

EXPIRATION DATE (90 DAYS): \_\_\_\_\_

ACCEPTED BY BOROUGH REPRESENTATIVE: \_\_\_\_\_ DATE \_\_\_\_\_

FIELD INSPECTED BY BOROUGH INSPECTOR: \_\_\_\_\_ DATE \_\_\_\_\_

TOTAL SQUARE FEET OF OPENING: \_\_\_\_\_

**PERMIT FEE + INSPECTION FEE + DEGRADATION FEE (if applicable)**

**IS PAYABLE AT THE TIME OF PERMIT APPLICATION!**

\$ \_\_\_\_\_ + \$ \_\_\_\_\_ + \$ \_\_\_\_\_ = \$ \_\_\_\_\_ Rec# \_\_\_\_\_

**Workers' Compensation Insurance-Coverage Information Form**  
**(Attach to Building Permit Application)**  
**(Shall be Notarize in order to receive a Permit)**

A. Name of Applicant \_\_\_\_\_

Applicant or Contractor is a contractor within the meaning of the Pennsylvania Workers' Compensation Law? \_\_\_\_\_ YES \_\_\_\_\_ NO

*If the answer is "yes" complete Sections B & D below as appropriate.  
If the answer is "no" complete Sections C. & D below as appropriate.*

**B. Insurance Information:**

Contractor: \_\_\_\_\_

Federal or State Employer Identification No. \_\_\_\_\_

Applicant is a qualified self-insurer for workers' compensation \_\_\_\_\_ (Certificate Attached)

Name of Workers' Compensation Insurer \_\_\_\_\_

Certificate Attached \_\_\_\_\_ Policy No. \_\_\_\_\_ Expiration Date \_\_\_\_\_

**C. Exemption: (Complete Section C – if the applicant is a contractor claiming exemption from providing workers' compensation insurance.)**

The undersigned swears or affirms 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 doing own work. If property owner does hire contractor to perform any work pursuant to building permit, contractor must provide proof of workers' compensation insurance.

\_\_\_\_\_ 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.

\_\_\_\_\_ Religious exemption under the Workers' Compensation Law. All employees of contractor are exempt from workers' compensation insurance (Attach copies of religious exemption letters for all employees.)

D. Applicant's Signature \_\_\_\_\_

Address \_\_\_\_\_

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

Phone No. \_\_\_\_\_

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

*Subscribed, sworn to and acknowledged before me by the above this*

*above this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.*

\_\_\_\_\_ Day of \_\_\_\_\_, \_\_\_\_\_

(Seal)

*Shall be Notarize in order to receive a Permit*

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

**WORKERS' COMPENSATION INFORMATION FORM**

**THIS FORM REQUIRES A NOTARY SEAL**

**AFFIDAVIT OF EXEMPTION**

The undersigned affirm that he/she is not required to provide workers compensations 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 a 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 these requirements.

\_\_\_\_ 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).

\_\_\_\_ Use this form when applicable to part "C" on the workers' compensation form.

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

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

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

Subscribed, sworn to and acknowledged before me by the above

\_\_\_\_\_ this \_\_\_\_\_ Day of \_\_\_\_\_ 20\_\_\_\_\_

SEAL

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

**MUST BE NOTARIZED**

**Part 3****Sidewalk Construction and Repair**  
[See, also, Part 6, "Standards for Construction"]**§21-301. Duty of Property Owners to Construct or Reconstruct Sidewalks.**

Every owner of property in the Borough shall, on 30 days notice from the Borough, construct or reconstruct a sidewalk, which shall conform to all applicable requirements of this Part, in front of and/or alongside such property.

(*Ord. 646*, 6/20/1962, §1; as amended by *Ord. 978*, 5/31/2011)

**§21-302. Duty of Property Owners to Repair Sidewalks.**

Every owner of property in the Borough shall, on 30 days notice from the Borough Council, which notice may be written or printed, or partly written and partly printed, repair the sidewalk in the manner stipulated in such notice in front of and/or alongside such property. Provided, where a nuisance results from the condition of a sidewalk, and the safety of pedestrians is immediately jeopardized, the Borough may abate the nuisance, with or without notice, and may collect the cost thereof in the same manner and to the same extent as in other cases of the abatement of nuisances. Provided further, the Borough shall also have the power to make emergency repairs to sidewalks, where such repairs can be made by an expenditure of not more than \$500, following 48 hours notice, as authorized in the Borough Code, 53 P.S. §46806(b).

(*Ord. 646*, 6/20/1962, §2; as amended by *Ord. 978*, 5/31/2011)

**§21-303. Material and Specifications for Sidewalks.**

All sidewalks shall be constructed, reconstructed and repaired of concrete only according to specifications determined from time to time by the Borough Engineer.

(*Ord. 646*, 6/20/1962, §3; as amended by *Ord. 797*, 8/15/1984, §1)

**§21-304. Sidewalk Width, Location and Slope.**

1. The sidewalk on each side of all streets having a width of 45 feet or less shall be 5 feet wide, and on all streets wider than 45 feet shall be 6 feet wide. On all streets having a width of 60 feet or more, the sidewalk shall be 6 feet wide, to be constructed 4½ feet from the curb, with the property owners having the privilege of using 5 feet adjoining the property line for steps and terrace. All sidewalks shall have a slope of ¼ inch to the foot, from the property line to a line ¼ inch above the curb. Sidewalks abutting upon stores or other business property may be paved from the property line to the curb for the full width of the building.

2. The following special requirements shall apply to sidewalks on the following streets or portions thereof:

A. Broadway, north side, from Brinton Avenue to the east Borough line, sidewalks shall be 6 feet wide and shall be constructed next to and adjoining the north curb; north side, from Brinton Avenue to the west Borough line, sidewalks shall be 10 feet wide.

B. Fourth Street, both sides, from Center Avenue to Highland Avenue, sidewalks shall be constructed or located next to and adjoining the curb, with the abutting property owners having the privilege of using the space between the inside of the sidewalk and the property line for terrace and steps.

C. Highland Avenue, west side, between Sixth Street and Seventh Street, sidewalks may be constructed or located next to and adjoining the curb and may extend the full width allotted for sidewalk space, between the curb and the property lines.

D. Kennedy Avenue, both sides, between Short Street and Wood Street, sidewalks shall be constructed and located 2 feet from the inside of the curb, with the abutting property owners having the privilege of using the space between the inside of the sidewalk and the property line for terrace and steps.

E. Ninth Street, both sides, from Brinton Avenue east, the sidewalk shall be placed in the center of the space between the curb line and the property line, with the abutting property owners having the privilege of using the space between 2 feet inside the sidewalk and the property line for terrace and steps.

F. Robinson Street, both sides, sidewalks shall be constructed or located next to and adjoining the curb and shall be constructed to a width of 5 feet.

G. School Street, north side, from Wall Avenue west, sidewalks shall be 5 feet wide, and shall be constructed within 1 foot of the property line.

H. Seventh Street, both sides, between Highland Avenue and the west line of the school property, sidewalks may be constructed or located next to and adjoining the curb and may extend the full width allotted for sidewalk space, between the curb and the property lines.

I. Seventh Street, north side, from Brinton Avenue eastwardly to Sixth Street, sidewalks shall be constructed and located 2 feet from the inside of the curb, with abutting property owners having the privilege of using the space between the inside of the sidewalk and the property line for terrace and steps.

J. Sixth Street, north side, between Highland Avenue and the west line of the school property, sidewalks may be constructed or located next to and adjoining the curb and may extend the full width allotted for sidewalk space, between the curb and the property lines.

K. Wall Avenue, from Robinson Street to shall be a sidewalk on both sides, 5 feet in width; from Church Alley to School Street, there shall be a sidewalk on the west side only, 6 feet in width; and from School Street to the Borough line, there shall be a sidewalk on both sides, 5 feet in width. All such sidewalks shall be built out to the curb line.

(Ord. 646, 6/20/1962, §4)

**§21-305. Adherence to Line and Grade; Responsibility of Property Owner.**

All sidewalks shall be constructed, reconstructed and repaired and the grading therefor done upon the line and grade obtained by the property owner from the Code Enforcement Officer and not otherwise. Upon notice, as provided in §§21-301 and 21-302 of this Part, as the case may be, such work of construction, reconstruction or repair shall be the responsibility of the owner or owners of such property.

(*Ord. 646, 6/20/1962, §5; as amended by Ord. 978, 5/31/2011*)

**§21-306. Determination of Necessity for Reconstruction or Repair; Supervision and Inspection.**

It shall be the duty and responsibility of the Ordinance Officer to determine, in the case of any specific property, whether or not the sidewalk shall be reconstructed or repaired, and, if so, the specific part or parts thereof to be reconstructed or repaired. The Street Commissioner may, at any time during the course of work of constructing, reconstructing or repairing any sidewalk, visit the site of such work to ascertain whether such work is being done according to requirements; and he or one of his assistants shall visit any such site for such purpose whenever requested by the property owner.

(*Ord. 646, 6/29/1962, §6; as amended by Ord. 978, 5/31/2011*)

**§21-307. Driveways.**

It shall be unlawful to construct a driveway crossing a sidewalk until a permit therefor shall have been granted by the Borough Council, and Borough Council may refuse to permit more than one driveway leading from any street into any specific lot. Council may refuse to grant a permit for driveway construction in any situation where it shall deem the refusal of such permit necessary for reasons of public safety or to limit traffic congestion. The owner of the property into which a driveway leads shall be granted the permit under this Section and shall be required, whenever any change in any building, structure, fence or hedge upon or along the lot shall render such driveway useless as a means of vehicular access to such lot, to replace the curb and restore the sidewalk to current standards.

(*Ord. 646, 6/20/1962, §7; as amended by Ord. 978, 5/31/2011*)

**§21-308. Permit Required.**

No person or group of persons, partnership or corporation shall commence the construction or reconstruction or repair of any sidewalk or curb in the Borough without first making application for and securing a permit therefore from the Borough Council. Applications for a sidewalk and/or curb construction or reconstruction permit shall contain the necessary information and in the case of new construction, a plot plan showing the location of the proposed work in relation to existing buildings, curbs and sidewalks. No work under this Section shall be commenced without first having secured a line and grade from the Borough Engineer, where applicable. Permits shall be issued by the Borough Council in accordance with the applicable provisions.

A. A permit shall be required for patching or repair of existing sidewalks and/or curbs.

B. As used in this Part, "reconstruction" shall mean the complete replacement of sidewalk and/or curb to either existing or new line and grade.

C. Permit fees shall be established from time to time by resolution of Council.

D. Any permit issued under this Part shall be null and void unless work is commenced within 6 months of its issuance. If work is commenced within said 6-month period and abandoned within 1 year of the date of issuance of the permit, said permit shall be null and void. One or more 90-day extensions of time may be

granted by the Borough Council for cause shown after written application therefore.

(*Ord. 646, 6/20/1962; as added by Ord. 978, 5/31/2011*)

**§21-309. Work on Initiative of Property Owner.**

Any property owner, upon his own initiative and without notice from any Borough authority, may construct, reconstruct or repair a sidewalk in front of or along his property, provided that such owner shall first make application to the Code Enforcement Officer for the permit and proper line and grade therefor and shall conform in all respects to the requirements of this Part as to line and grade, material, width and location.

(*Ord. 646, 6/20/1962, §8; as amended by Ord. 978, 5/31/2011*)

**§21-310. Authority for Borough to Do Work and Collect Cost and Additional Amount.**

If any property owner shall fail or neglect to construct, reconstruct or repair any sidewalk within the time stated in the notice from the Borough, or if any such work shall not conform in every way to the requirements of this Part and the specifications, lines and grades adopted by authority of this Part, the Borough may, after notice, cause the work of construction, reconstruction or repair, as the case may be, to be done at the cost of such owner, and may collect the cost thereof, and 10 percent additional, together with all charges and expenses, from such owner, and may file a municipal claim therefor or collect the same by action in assumpsit.

(*Ord. 646, 6/20/1962, §9*)

**Part 4****Street and Sidewalk Obstructions and Encroachments****§21-401. Definition and Interpretation.**

In this Part, the word "person" shall mean and include any natural person, partnership, association, firm or corporation. The singular shall include the plural and the masculine shall include the feminine and the neuter.

(Ord. 648, 7/20/1962, §1)

**§21-402. Obstructions on Streets Prohibited; Exception.**

It shall be unlawful for any person to place or maintain any obstruction in the cartway of any street or public alley in the Borough, except for building material stored therein under permit from the Borough as provided for in §21-411 of this Part.

(Ord. 648, 7/20/1962, §2)

**§21-403. Encroachments upon or above Streets Prohibited.**

It shall be unlawful for any person to build, construct or maintain any sign, awning, banner or any other projection or extension of a building upon or above the cartway of any street or alley in the Borough.

(Ord. 648, 7/20/1962, §3)

**§21-404. Obstructions and Encroachments on Sidewalks Restricted.**

It shall be unlawful for any person to build, construct or maintain any obstruction or encroachment upon or over any sidewalk in the Borough, whether the same be an awning, cellarway, cellar door, or any other projection, or any extension of a building, except as permitted in §§21-405–21-408 of this Part.

(Ord. 648, 7/20/1962, §4)

**§21-405. Steps Leading into Buildings.**

A portion of the sidewalk not exceeding 2 feet from the property line may be used for steps leading up into a building. Provided, where specifically authorized by §21-304 of this Part, applicable to the sidewalk on one or more designated streets or portions thereof, the portion of the sidewalk that may be occupied by steps may exceed the 2 feet hereby generally established therefor.

(Ord. 648, 7/20/1962, §5)

**§21-406. Awnings.**

One or more fixed or movable awnings may project from any building over the sidewalk for a distance of not more than 4 feet from the building line, provided that no part of such awning shall be less than 8 feet above the surface of the sidewalk or closer than 3 feet from the curb line.

(Ord. 648, 7/20/1962, §6)

**§21-407. Cellar Doors.**

Cellar or basement steps constructed perpendicular to the direction of the sidewalk may be maintained provided that such steps are covered by iron doors, extending not more than half the width of the sidewalk from the building line into the sidewalk. Such doors shall be maintained even and level with and at the same slope as the sidewalk; the surface thereof shall be roughed so as to minimize the danger of slipping by pedestrians; the doors shall be sufficiently strong so as to prevent accident to persons walking over them; and such doors shall at all times be maintained in good repair and shall be used in such a way as to prevent accident to pedestrians. Such doors shall be maintained on the express condition that the owner of the property into which such doors lead shall acknowledge and assume all liability for any damage or injury to any person or property resulting from the maintenance of such doors.

(*Ord. 648, 7/20/1962, §7; as amended by Ord. 978, 5/31/2011*)

**§21-408. Cellarways.**

Cellar or basement steps constructed parallel to the direction of the sidewalk may be maintained for a distance of not more than 3 feet, 6 inches from the property line, provided that the stairwell is surrounded on three sides by iron railings, the lower railing to be 1 foot, 6 inches above the sidewalk, and the upper one to be 3 feet above the sidewalk.

(*Ord. 648, 7/20/1962, §8*)

**§21-409. Removal of Unlawful Obstructions and Encroachments.**

No person constructing or maintaining any obstruction or encroachment upon any street, alley or sidewalk in the Borough, except in strict conformance with §§21-401–21-410 of this Part and every other applicable ordinance shall, within 10 days after notice thereof, remove such obstruction or encroachment or bring the same into conformity with this Part or any other applicable ordinance governing the same, in default of which the Borough may cause the removal of such obstruction or encroachment and shall collect the cost of such removal, with an additional amount of 1 percent, from the person constructing or maintaining the same.

(*Ord. 648, 7/20/1962, §9; as amended by Ord. 978, 5/31/2011*)

**§21-410. Penalty for Violation.**

Any person, firm or corporation who shall violate any provision of this Part, upon conviction thereof, shall be sentenced to a fine of not less than \$100 nor more than \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 30 days. Each day that a violation of this Part continues or each Section of this Part which shall be found to have been violated shall constitute a separate offense.

(*Ord. 648, 7/20/1962, §10; as amended by Ord. 846, 9/18/1991, §21-410; and by Ord. 978, 5/31/2011*)

**Part 5****Maintenance of Sidewalks and Curbs****§21-501. Compliance Required.**

The owner or owners of any lot or lots in the Borough with sidewalks in the public right of way shall maintain such sidewalks in a safe and passable condition, free of tripping hazards and obstructions. The said owner or owners shall repair any defects in such sidewalks and remove any obstructions which make them unsafe or impassable to pedestrians.

(Ord. 978, 5/31/2011)

**§21-502. Maintenance Obligation.**

The obligation of maintenance shall include but not be limited to:

A. Repair of holes, and repair of cracks having a width in excess of  $\frac{1}{2}$  inch at any one point along a length of 1 foot or greater.

B. Maintenance of a constant grade.

(1) Repair shall be made when one or more sections of the sidewalk rises above or drops below the grade of the edges of immediately adjacent sections resulting in an irregular surface with depression greater than  $\frac{1}{2}$  inch in depth.

(2) Repair shall be made when the curb is out of vertical alignment with the adjacent curb or an adjacent section or slab of sidewalk in excess of  $\frac{3}{4}$  inch.

(3) Repair shall be made when the curb is out of horizontal alignment with the adjacent curb in excess of  $\frac{1}{2}$  inch.

C. Repair of any section of sidewalk that has spalling on 25 percent or more of its surface.

D. The removal of leaves, tree limbs, grass clippings, debris, cinders, gravel, grits, or any other refuse on such sidewalk or projecting branches and other obstructions below 15 feet above the sidewalk. The property owner shall be responsible for the prompt removal of any such items whether or not such items were deposited by the owner, his tenants, anyone acting under his direction, control, license or any third person. Such leaves, tree limbs, grass clippings, debris, cinders, gravel, grits and other refuse shall be properly bagged and disposed of upon being removed from such sidewalk. The sweeping or other removal of such items onto Borough streets or State highways is prohibited.

E. Repair of any other instance, which may create a pedestrian safety hazard as determined by the Borough Engineer.

(Ord. 978, 5/31/2011)

**§21-503. Annual Inspection.**

Once each year, the Building Code Official shall inspect all sidewalks and curbing in the Borough. He/she shall forward a report to the Borough Manager containing a list of those properties not in compliance with the requirements of this Part. The report shall include a brief description of each noncompliance and shall specify the required

repairs.

(Ord. 978, 5/31/2011)

**§21-504. Property Owner to Repair; Time Limits.**

Every owner of property in the Borough shall, on 60 days notice, repair the sidewalk or curbing, or both, in the manner stipulated in such notice, in front of or alongside such property. If the 60 days concludes after November 15, then said repairs shall be made on or before April 30 of the following year of said notice. However, where a condition exists of an emergency nature, such repairs shall be made within 96 hours of said notice.

(Ord. 978, 5/31/2011)

**§21-505. Construction and Repair on Initiative of Property Owners.**

Any property owner, upon his own initiative and without notice from any Borough authority, may repair a sidewalk or curbing along his property, provided that such owner shall have obtained the permits specified in this Part and shall do such repairs in accordance with the requirements of this Part.

(Ord. 978, 5/31/2011)

**§21-506. Maintenance Specifications.**

All repairs or other maintenance required shall be performed in accordance with the specifications set forth in ordinance on construction of sidewalks, curbs and gutters construction standards.

(Ord. 978, 5/31/2011)

**§21-507. Permit Required.**

A permit shall be obtained from the Building Code Official before doing any repairs or maintenance required. Application for the permit shall be made in accordance with the following rules and regulations:

A. The applicant shall submit the application and the information requested on the form of application provided by the department.

B. An application fee, in accordance with the fee schedule as approved by Borough Council and on file in the Borough office, shall be submitted with the application.

C. The Building Code Official shall inspect the work to determine the degree of compliance to the regulations governing the work.

(Ord. 978, 5/31/2011)

**§21-508. Borough to Act at Expense of Property Owner.**

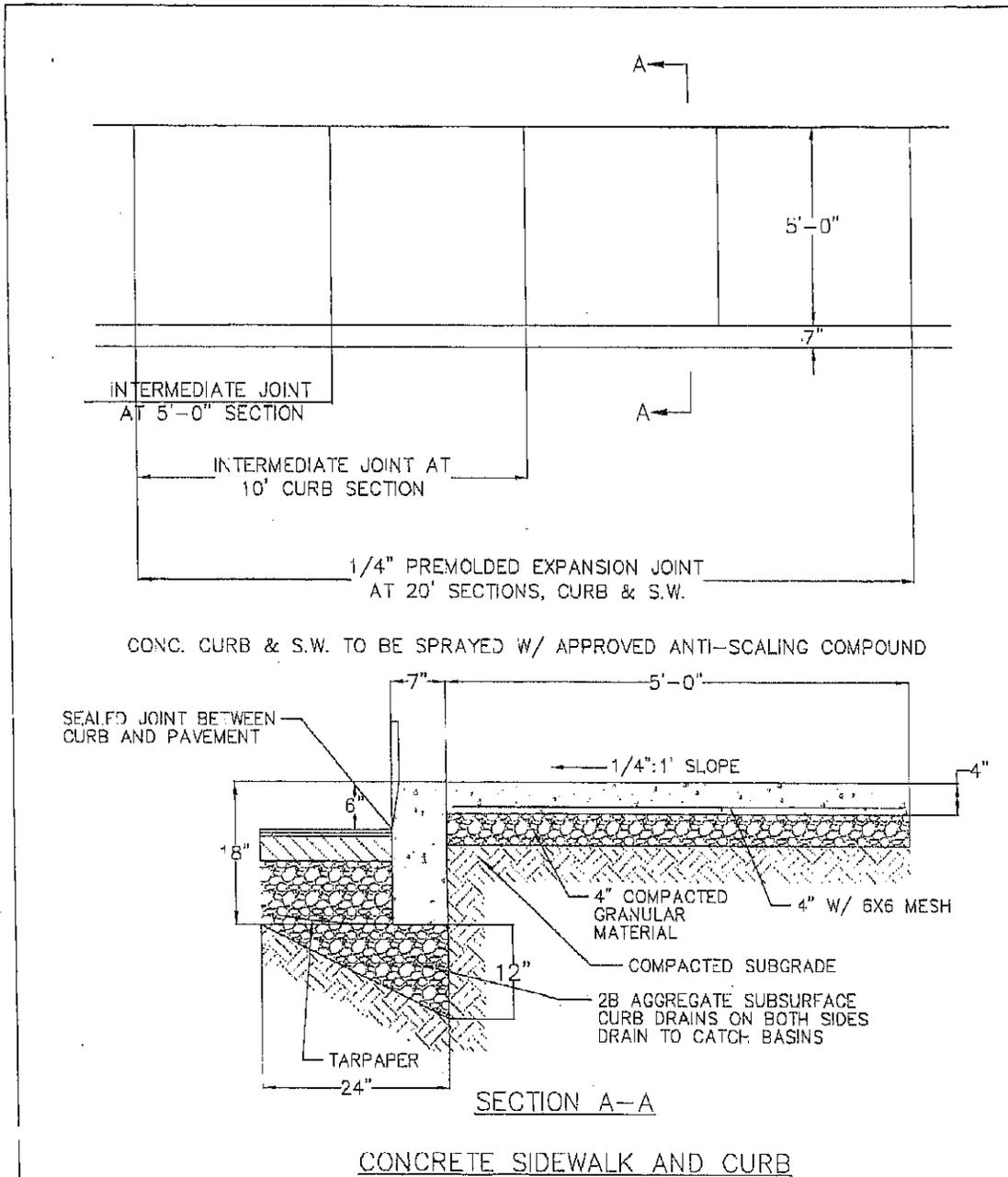
Upon failure of any owner of property in the Borough to repair any curb or sidewalk after notice has been given in accordance with this Part, the Borough may cause the necessary repairs to be done at the expense of said owner and may collect the cost thereof and all additional charges, expenses and penalties as authorized.

(Ord. 978, 5/31/2011)

**§21-509. Violations and Penalties.**

Any person, firm or corporation who shall violate any provision of this Part, upon conviction thereof, shall be sentenced to a fine of not less than \$100 nor more than \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 30 days. Each day that a violation of this Part continues or each Section of this Part which shall be found to have been violated shall constitute a separate offense.

*(Ord. 978, 5/31/2011)*

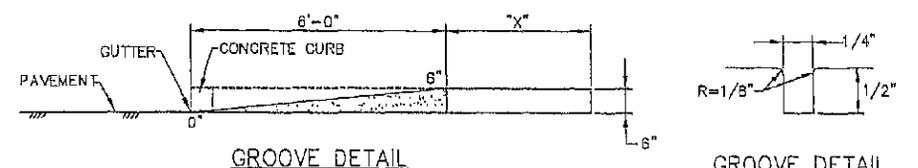
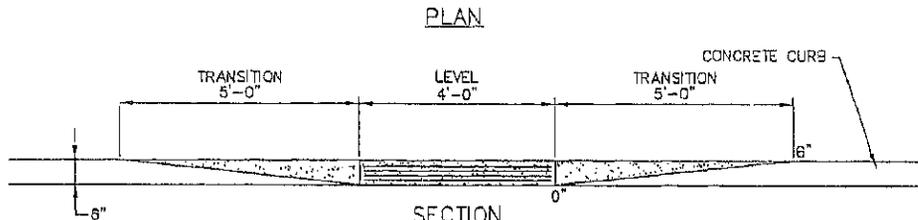
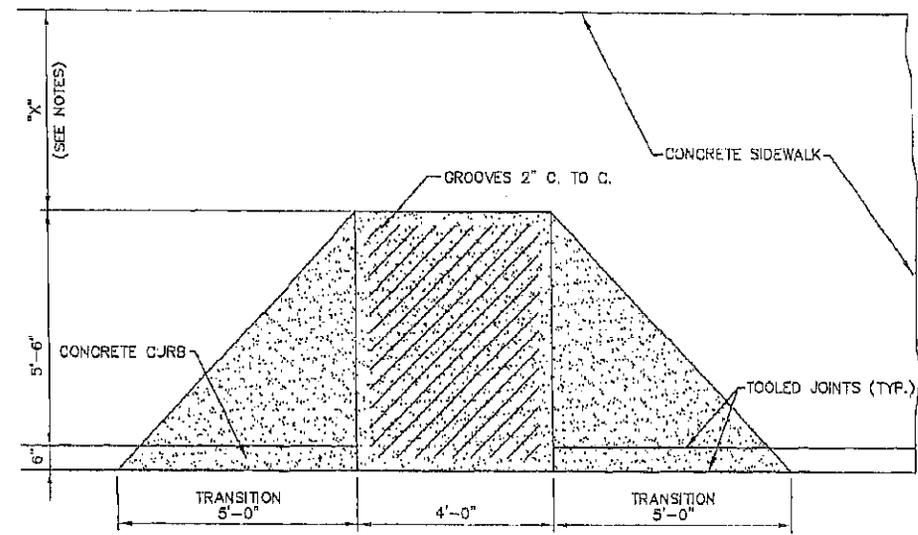


DR:	DRAWN BY	CK:	CHECKED BY	DATE:	DATE	NOT TO SCALE
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DWG. NO.:  
STD-SW-1

**PS&R**  
 Pennsylvania Soil & Rock, Incorporated  
 370 Beatty Road  
 Monroeville, PA 15146  
 Phone: 412-372-4600 Fax: 412-372-4664

BOROUGH OF PITCAIRN  
STANDARDS FOR CONSTRUCTION



**NOTE:**

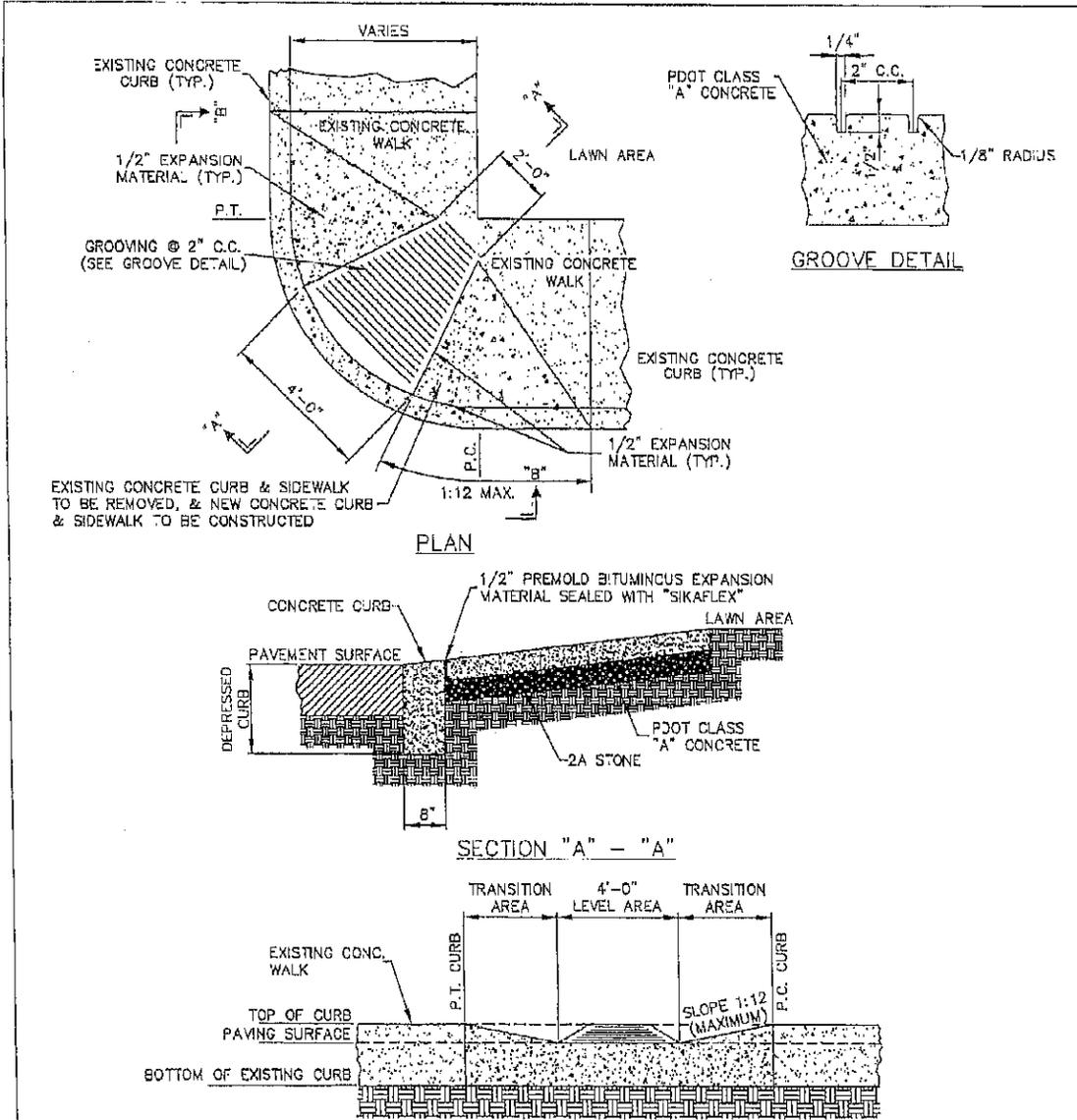
1. IF RAMP IS LOCATED WHERE IT IS TO BE USED AS A WALKWAY OR WHERE IT IS NOT PROTECTED BY HANDRAILS OR GUIDERAILS, IT SHALL HAVE FLAIRED SIDES. THE SLOPE OF THE FLAIRED SIDES SHALL NOT EXCEED THE RATION OF 1:10.
2. IF "X" (EXISTING OR PROPOSED WALK) IS 48" OR LESS, THE SLOPE OF THE FLAIRED SIDES SHALL NOT EXCEED THE RATION OF 1:12.
3. ALL EXPOSED CONCRETE SURFACES TO BE TREATED WITH A CURING AND SEALING COMPOUND.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THE FINAL PRODUCT MEETS ADA STANDARDS.
5. THE RAMP MUST COMPLY TO THE LATEST ADA STANDARDS

**CONCRETE RAMP DETAIL**

DR: DRAWIN BY	CK: CHECKED BY	DATE:	DATE	NOT TO SCALE
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DWG. NO.:  
STD-SW-2

BOROUGH OF PITCAIRN  
STANDARDS FOR CONSTRUCTION



EXISTING CONCRETE CURB & SIDEWALK TO BE REMOVED, & NEW CONCRETE CURB & SIDEWALK TO BE CONSTRUCTED

PLAN

SECTION "A" - "A"

SECTION "B" - "B"

- NOTES:
1. ALL EXPOSED CONCRETE SURFACES TO BE COATED WITH A CURING AND SEALING COMPOUND.
  2. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THE FINAL PRODUCT MEETS ADA STANDARDS.

TYPICAL CORNER CURB RAMP

DR: ERH	CK: KPH	DATE: 1/09	NOT TO SCALE
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DWG. NO.: <b>STD-SW-3</b>	 Pennsylvania Soil & Rock, Incorporated 570 Beatty Road Monroeville, PA 15146 Phone: 412-372-4800 Fax: 412-372-4884	<b>BOROUGH OF PITCAIRN</b> <b>STANDARDS FOR CONSTRUCTION</b>
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**PERMANENT SEEDING SPECIFICATIONS:**

**MATERIALS:**

- LIMESTONE** RAW, GROUND AGRICULTURAL LIMESTONE CONTAINING MORE THAN 90 PERCENT CALCIUM CARBONATES (ADJUST PH LEVELS TO 6.5 TO 7.0). APPLY AT A RATE OF 100 POUNDS PER 1,000 SQUARE FEET.
- COMMERCIAL FERTILIZER** USE 800 POUNDS 8-16-16 OR 800 POUNDS 5-10-10 TO THE ACRE (12 AND 18 POUNDS TO 1,000 SQUARE FEET, RESPECTIVELY) MIXED INTO SEEDBED PRIOR TO SEEDING, OR IN A TANK WITH SEED WHEN HYDROSEEDING.
- INOCULANT** INOCULANT FOR TREATING LEGUMINOUS SEEDS SHALL BE A STANDARD COMMERCIAL PRODUCT CONSISTING OF A SUITABLE CARRIER CONTAINING A CULTURE OF NITROGEN FIXING BACTERIA SPECIFIC FOR SEEDS TO BE INOCULATED. INOCULANT SHALL NOT BE USED LATER THAN DATE INDICATED ON THE CONTAINER.
- MULCH** CLEAN OAT OR WHEAT STRAW SHALL BE FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS AS DEFINED BY THE PENNSYLVANIA SEED ACT 1947. APPLY AT A RATE OF 3 BALES PER 1,000 SQUARE FEET (3 TONS PER ACRE). PRECAUTIONS SHALL BE TAKEN TO STABILIZE MULCH UNTIL THE VEGETATIVE COVER IS ESTABLISHED.
- SEED MIXTURE** SEED MIXTURE SHALL BEAR A GUARENTEED STATEMENT OF ANALYSIS AND SHALL BE COMPOSED OF THE FOLLOWING VARIETIES AND MIXED IN PROPORTIONS SPECIFIED.

PERMANENT SEED MIXTURE	PROPORTION BY WEIGHT	MINIMUM PURITY	MINIMUM GERMINATION
POA PRATENSIS	50%	85%	85%
KENTUCKY BLUEGRASS (COLUMBIA OR EQUAL)			
LOLIUM PERENNE	25%	98%	90%
TURF-TYPE PERENNIAL RYEGRASS			
PENN-FINE PERENNIAL RYEGRASS			
OTATION II PERENNIAL RYEGRASS	20%	95%	90%

- PERMANENT SEEDING** PERMANENT SEEDING SHALL BE APPLIED AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET.
- PREPARATION OF SEEDING** GRADE AS NECESSARY TO BRING SUBGRADE TO A TRUE, SMOOTH SLOPE PARALLEL TO AND SIX INCHES BELOW FINISH GRADE (8 INCHES FOR BASIN EMBANKMENT). PLACE TOPSOIL OVER SPECIFIED AREAS TO A DEPTH SUFFICIENTLY GREATER THAN SIX (6) OR EIGHT (8) INCHES SO THAT AFTER SETTLEMENT AND LIGHT ROLLING THE COMPLETE WORK WILL CONFORM TO LINES, GRADES AND ELEVATIONS SHOWN.
- FERTILIZER AND AGRICULTURAL LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL BY ROTOTILLING OR OTHER METHOD TO A MINIMUM DEPTH OF FOUR (4) INCHES. THE ENTIRE SURFACE SHALL THEN BE REGRADED AND ROLLED. AREAS TO BE SEEDDED SHALL THEN BE LOOSENEED TO A DEPTH OF TWO (2) INCHES. SEEDING SHALL BE DONE IN TWO SEPARATE OPERATIONS. THE SECOND SEEDING SHALL BE DONE IMMEDIATELY AFTER THE FIRST AND AT RIGHT ANGLES TO THE FIRST SEEDING AND LIGHTLY RAKED INTO THE SOIL. MULCH SEEDDED AREAS IMMEDIATELY AFTER SEEDING.

**TEMPORARY SEEDING SPECIFICATIONS:**

- MULCH** CLEAN OAT OR WHEAT STRAW SHALL BE FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS AS DEFINED BY THE PENNSYLVANIA SEED ACT 1947. APPLY AT A RATE OF 3 BALES PER 1,000 SQUARE FEET (3 TON PER ACRE). PRECAUTION SHALL BE TAKEN TO STABILIZE THE MULCH UNTIL THE VEGETATIVE COVER IS ESTABLISHED.
- SEED MIXTURE** SEED MIXTURE SHALL BEAR A GUARENTEED STATEMENT OF ANALYSIS AND SHALL BE COMPOSED OF THE FOLLOWING VARIETIES AND MIXED IN THE PROPORTIONS SPECIFIED.
- | TEMPORARY LAWN SEED MIXTURE | PROPORTION BY WEIGHT | MINIMUM PURITY | MINIMUM GERMINATION |
|-----------------------------|----------------------|----------------|---------------------|
| LOLIUM PERENNE              | 100%                 | 95%            | 90%                 |
| PERENNIAL RYEGRASS          |                      |                |                     |
- THREE PERCENT REDTOP MAY BE ADDED TO THE LAWN MIXTURE ON SLOPE AREAS OR FOR LATE SPRING OR LATE FALL SEEDING.
- TEMPORARY SEEDING** TEMPORARY SEEDING SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET.
- ALL AREAS TO BE SEEDDED SHALL BE LOOSENEED TO A DEPTH OF AT LEAST TWO INCHES BY MECHANICAL MEANS AS APPROVED BY THE LANDSCAPE ARCHITECT.
- MULCH SEEDDED AREAS IMMEDIATELY AFTER SEEDING.
- LIME OR FERTILIZER SHALL NOT BE REQUIRED ON AREAS OF TEMPORARY SEEDING.
- SEEDING** SEED ALL DISTURBED AREAS WITH THE TEMPORARY SEED MIXTURE EXCEPT THOSE AREAS SHOWN TO BE SEEDDED WITH CROWN VETCH, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

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