

Benner Township

1224 Buffalo Run Road, Bellefonte, PA 16823

(814) 355-1419 Fax: (814) 355-0719 Zoning: (814) 355-1448

Residential Building & Zoning Permit Applications

Before you start:

- Plan your project accordingly. Take into consideration municipal review time.
 - Building Permit Application Review Period – 15 days in accordance with Act 45 Uniform Construction Code.
 - Zoning Application Review Period – Timeframe is in accordance with Township Zoning Ordinance. No. 104, Article 9. Permit Review Period depends upon the complexity of your project. Your permit could be issued in as little as one day.
- Check to see if the proposed project will comply with the Township Zoning Ordinance and Local Building Codes.
- Remember..... **Do not start work before a permit has been issued.**

Where do I get zoning or building permit applications?

- Permit applications are available at the Township office.
- Permit applications are available on the Township's website at <http://benner.centreconnect.org/>.
- Township Office can mail or fax applications to you.

What happens after I submit my application to the Township?

ZONING APPLICATIONS

- The Zoning Officer reviews Zoning applications to check that your construction meets all setbacks, height, size and all other applicable requirements of the Township Zoning Ordinance.
- Zoning Officer will check for any known easements or rights-of-way, and may visit the property to verify location of proposed construction.
- Once found to meet all applicable requirements, the Zoning Officer will issue a Zoning Permit.

BUILDING PERMIT APPLICATIONS

- Building Permit applications receive a Building Code Review. The Building Code Official reviews the plans for compliance with the 2009 International Residential Code and other adopted codes, specifications and ordinances.
- The Building Code Official may request revisions to the application if found not to meet building codes or other specifications or ordinances or if the application is incomplete or insufficient.
- Once found to meet all requirements, the Building Code Official will issue a Building Permit.

YOU WILL BE NOTIFIED WHEN PERMITS ARE READY TO BE PICKED UP AT THE TOWNSHIP OFFICE LOCATED AT 1224 BUFFALO RUN ROAD, BELLEFONTE, PA 16823.

RESIDENTIAL EXEMPTIONS
NOT REQUIRING A BUILDING PERMIT

- ✓ Accessory Buildings for detached one-family dwellings having area less than 1,000 square feet: Carports, Detached Garages, Greenhouses & Sheds.
- ✓ Installation of uncovered deck where floor is not more than 30 inches above grade
- ✓ Agricultural buildings
- ✓ Manufactured or Industrial Housing (except improvement to site e.g. foundation, water, sewer and electrical lines)
- ✓ Alterations not effecting structural or egress changes
- ✓ Recreational cabins
- ✓ Installation of propane gas piping and appliances.
- ✓ Agricultural buildings not for public use
- ✓ Individual sewage systems
- ✓ Fences not more than 6 feet high
- ✓ Retaining walls not over 4 feet high
- ✓ Sidewalks and driveways less than 30 inches above grade
- ✓ Prefabricated swimming pools less than 24 inches deep.
- ✓ Recreation equipment accessory to a one-or two- family dwelling.
- ✓ Window awnings supported by exterior walls that do not project more than 54 inches
- ✓ Replacement of glass in any window or door.
- ✓ Replacement of window or door if opening is not changed.
- ✓ Replacement of roof material not exceed 25% within one year
- ✓ Replacement of existing siding
- ✓ Repair or replacement of porch or deck that does not structurally support a roof
- ✓ Installation of additional insulation
- ✓ Replacement of rain gutters and leaders
- ✓ Replacement of electrical equipment such as communication systems, or receptacle or switch at 20 amps (GFCI is not exempt)
- ✓ Replacement of dishwashers, range hoods, battery power smoke detectors
- ✓ Potable heating, cooking, clothes drying, ventilation, or cooling appliances
- ✓ Replacement of plumbing hose bib valves, existing fixtures, faucets, traps, water closets, lavatories, sinks, clothes washers, dish washers or repair of leaks