



Township of Salisbury

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WHEN ARE PERMITS REQUIRED?

REFER TO THE TOWNSHIP WEBSITE FOR SPECIFIC CONSTRUCTION GUIDELINES

REQUIRED PERMITS

ZONING PERMIT: REQUIRED FOR THE FOLLOWING REGULATED ACTIVITIES:

- Erection, construction, movement, placement, relocation or expansion of a structure, building or sign.
- Change of the type of use or expansion of the use of a structure or area of land, creation of lot lines.
- Creation of a new use, demolition of a principal building, or partial demolition of the exterior of a principal building.
- Excavation or grading in preparation for the construction of a building, or a change in use of a property.
- Each structure or proposed use requires its own Zoning Permit; i.e., new home construction, including a detached garage and swimming pool. The detached garage and swimming pool each require a separate Zoning Permit.

EXCEPTIONS: REPAIRS AND MAINTENANCE

- Ordinary repairs and maintenance to existing structures, including walkways, patios and driveways that do not infringe upon a required setback may be made without a Zoning Permit if such work does not involve a change in use or an expansion, construction or placement of a structure; and does not involve any other activity regulated within the Zoning Ordinance.

GRADING PERMIT:

- **Required:** A Grading Permit is required for areas of 2,000 square feet or more of impervious surface (does not absorb water), and for areas of 5,000 square feet or more of earth disturbance.
- **Not Required:** Five acres are exempt

ON-LOT PRIVATE SEPTIC / SEWER SYSTEMS:

- Contact Lehigh Soils - 610-972-8646 - for applications, inspections, or questions regarding septic systems.

BUILDING PERMITS

SALISBURY TOWNSHIP BUILDING PERMITS ARE REQUIRED FOR THE FOLLOWING REGULATED ACTIVITIES UNDER THE PA UNIFORM CONSTRUCTION CODE (UCC)

RESIDENTIAL

BUILDING PERMITS ARE REQUIRED FOR THE FOLLOWING:

NEW CONSTRUCTION, ADDITIONS, & STRUCTURAL ALTERATIONS

- Mechanical, Electrical, and Plumbing Permits are required in existing residential dwellings when notching, boring or cutting structural members.
- Change of Use of an existing structure, decks and patios more than 30 inches above grade.
- Changes to an existing egress (stairway width, landings, headroom, ramps, hallways, required exit door, handrails/guards).

RESIDENTIAL ACCESSORY STRUCTURES:

- With a building area of 1,000 square feet or larger.

TEMPORARY STRUCTURES:

- Erected for a period of less than 180 days, provides a place of residence or sleeping for anyone, a place of employment; occupied on a regular basis and has public access.

RESIDENTIAL

BUILDING PERMITS ARE NOT REQUIRED FOR THE FOLLOWING BUT MUST COMPLY WITH BUILDING CODE REQUIREMENTS – NO INSPECTIONS REQUIRED

- Gutting a home leaving structural framing intact, new drywall, new flooring, new roof coverings, siding, minor non-structural framing, converting a storage basement into a habitable space (non-structural), installing new electrical, plumbing or mechanical systems within an existing structure.
- **ACCESSORY STRUCTURES** - One-story high detached garage, shed, carport, gazebo, pool house, pergola, and children's playhouse less than 1,000 square feet of building area are exempt from the Pennsylvania Uniform Construction Code (Zoning Permit required).
- **AGRICULTURAL BUILDINGS** – Used to store hay, feed, grain, farm implements, house poultry, livestock, milking house, carriage house, and mushroom house are all exempt from construction permits (Zoning Permit required).
- **PROPANE** – Installation of tubing, piping, and propane gas-burning fixtures. Anything that is, or can be, connected to a source of propane (LP) gas including tanks. Commercial, residential, and industrial structures throughout Pennsylvania.

- **TEMPORARY STRUCTURES** – Less than 1,600 square feet in size, erected for a period of less than thirty (30) days. Does not include swimming pools or hot tubs (Zoning Permit required).
- **UTILITIES** - All are exempt

COMMERCIAL

BUILDING PERMITS ARE REQUIRED FOR THE FOLLOWING:

- New Construction
- Additions
- Structural Alterations

BUILDING PERMITS ARE NOT REQUIRED FOR THE FOLLOWING:

- Painting
- Tiling
- Carpeting
- Counter Tops
- Moveable Cases
- Counters and partitions no higher than five feet nine inches in height

COMMERCIAL BUILDINGS

- **FIRE LOCK BOX SYSTEM** - required on all multi-unit residential buildings of three or more units, commercial buildings, and each unit of a multi-unit commercial building.
- **CERTIFICATE OF FIRE INSPECTION** - required annually on all multi-unit residential buildings of three or more units, commercial buildings, and each unit of a multi-unit commercial building.
- Contact the Salisbury Township Fire Inspector's Office to schedule inspections and Lock Box System Installation – 484-661-5887
- Commercial buildings undergoing renovations, alterations or a change of tenant must schedule an inspection with the Salisbury Township Fire Inspector – 484-661-5887.

SCHEDULING INSPECTIONS – RESIDENTIAL & COMMERCIAL

- All inspections must be scheduled with the Township third party Inspection Agency that approved your permit / plan. The Inspection Company provides a list of required inspections, and contact number that will be included with your approved permit.
- The permit number(s) are required when scheduling inspections.
- The owner or agent is responsible to reimburse the Township for all failed inspection(s) fees.
- All additional fees must be paid in full to obtain a Certificate of Occupancy.

WATER METERS & SERVICE LINES

- Any work involving water meters, meter repair and newly installed meters must be inspected by the Salisbury Township Utilities Department – 484-661-5851.
- Service lines must be copper up to eighteen inches (18") past the meter.