



463 Mill Street

Danville, PA 17821

Phone: 570-275-3091 • Fax: 570-275-2656

Danvilleboro.org

What kind of permits do I need?

If you are unsure, contact the Building Code Official for clarification.

kroberts@danvilleboro.org 570-275-3091 ext 1

The following guidelines apply to **one- and two-family residential dwellings, Townhouses and structures considered to be accessory to these residential structures**. Any other use or construction is **COMMERCIAL** and must comply with all building codes pertaining to commercial construction and permitting which is more extensive. Please contact the BCO for further direction.

Required Permits: **ZP: Zoning Permit**

BP: Building Permit

FP: Floodplain Development Permit- required for all development if in the Special Flood Hazard Area.

Development: Any man-made change to improved or unimproved real estate including, but not limited to, the placement, construction, reconstruction, renovation, repair, expansion, or alteration of buildings or other structures; the placement of manufactured homes, streets and other paving, utilities, filling, grading, excavation, mining, dredging, drilling operations, storage of equipment or materials; and the subdivision of land.

1. Decks

- a. 30" or less at the highest point of the deck's walking surface measured from the lowest adjacent grade, not attached to the existing means of egress or connected to a roof. **ZP, FP**

- b. Over 30" at the highest point of the deck's walking surface measured from the lowest adjacent grade or if the deck is connected to the existing means of egress to the structure or if it includes a roof.

ZP, FP & BP

- c. **Replacing an existing deck requires permits as specified in (a&b) unless the decking is the only thing to be replaced.**

2. Enclosing a porch

- a. > 12" above the highest adjacent grade **FP & BP**
- b. < 12" above the highest adjacent grade **ZP, FP & BP**

3. Accessory structures

- a. < 1000 square feet of total floor area, less than three stories **FP & ZP**
- b. > 1000 square feet of total floor area, not accessory to a single-family dwelling or greater than three stories in height. **ZP, FP, BP**

4. Fences

- a. Fences. **ZP, FP**
- b. Fences greater than (6) six feet high. **ZP, FP, BP**

5. Retaining walls

- a. < (4) four feet high measured from adjacent grade. **ZP, FP**
- b. > (4) four feet high measured from lowest adjacent grade. **ZP, FP, BP**

6. Swimming Pools

- a. All swimming pools > (24") twenty-four inches deep from the top of the side wall. **ZP, FP, BP**

***Barriers must be provided as required by the International Residential Code. Please contact the BCO for further instruction.**

7. Hot tub or Spa. ZP, FP, BP

8. Signs.

- a. New signs. **ZP**
- b. Off premise signs such as billboards. **ZP, FP, BP**

9. Additions.

- a. Adding onto an existing structure. IE: attached garage, porch, adding a roof to a porch or deck, etc. Ask the BCO if uncertain. **FP, ZP, BP**

10. Alterations.

- a. Removal, cutting, reinforcement, drilling or replacement of a **load bearing** beam, header, roof sheathing or wall. **BP, FP**
- b. **ANY changes to the existing means of egress into or through the structure.** IE: Hallway, stairway and accessories, increasing or decreasing doors, stairway or window sizes, Permanent removal of windows or doors, Handicap ramps, handrails, guard systems, elevators, decks, porches, etc. Contact the BCO if uncertain. **FP, BP and in some cases ZP, depending on the scope of work.**

11. New Homes

- a. Traditional. **ZP, FP, BP**
- b. Manufactured or Industrial. **ZP, FP, BP**

12. Demolition

- a. Residential and Commercial. **ZP, FP, BP**

13. Any portion of a dwelling or residential accessory structure that will be used for **commercial purposes (open to employees or the public) require permits for any and all construction, enlargements, alterations, repairs, movement, demolish or change the occupancy of a commercial building, structure and facility or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system regulated by the Uniform Construction Code**

***Please see the BCO with any questions about exempted or exclusionary work.**

WARNING: Performing any work regulated by the Uniform Construction Code (UCC) without a permit and required inspections or occupying a structure without an occupancy permit commits a summary offense and shall, upon conviction, be sentenced to pay a fine of not more than \$1,000 plus costs each day the violation of this act continues.