

LOWER SWATARA TOWNSHIP CODES DEPARTMENT

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When do I need a building permit for residential work?

- Additions to existing structures
- Alterations to an uncertified home (house/addition previously done without permit)
- Structural alterations to existing homes
- Uncovered decks 30 inches or more in height above grade
- Covered decks regardless of height
- Framing of new porch/deck roofs
- Attached garages regardless of size
- Hot tubs/saunas
- Above ground pools with side walls greater than 24 inches
- In ground pools
- Retaining walls over 4' in height or regardless of size support a surcharge. Retaining walls per section 404.4 of the 2015 IRC are required to be designed by an engineer.
- Grading, electrical and alterations in the flood plain require a flood plain permit. Contact the codes office to discuss work in flood plain.
- **The above may also require a zoning permit and approval, please check with the codes/zoning office**

Work exempt from a residential building permit

- Plumbing, mechanical and electrical alterations to a certified structure
- Removal or alterations to nonstructural walls
- Adding nonstructural walls in basement
- Uncovered decks less than 30 inches in height above grade
- Detached garages and carports less than 1000 square feet.
- Agricultural buildings meeting the definition in the Pennsylvania Uniform Construction Code
- Propane tanks and the equipment they serve
- **The above may require a zoning permit and approval, please check with the codes/zoning office**

Septic Alterations

- New septic systems and alterations to septic systems require on lot septic permit which can be obtained at the codes office. Septic inspections and plan reviews are completed by a township third party.