

UNION TOWNSHIP GRADING PERMIT FACT SHEET FOR SINGLE FAMILY HOME CONSTRUCTION

- Applying for and receiving a building permit does not exempt home builders from needing a grading permit.
- The Union Township Code of Ordinance states in Section 135-4.C.:

“No grading permit will be required for any excavations and backfill made below finished grade for basements or footers, home swimming pools or activity for which an underground building permit has been properly issued by the Township, and no grading permit shall be required for the temporary stockpiling of the material from such excavation on the same site...”

- **However, a grading permit is still required if any of the following situations apply:**
 - The material from the foundation excavation is used as fill on the same site or any other site in the Township.
 - The material from the foundation excavation is stockpiled on site for more than 120 days .
 - More than 100 cubic yards are excavated on site (excluding foundation).
 - More than 100 cubic yards are filled on site.
 - If any finished cut slopes are 2:1 or steeper.
 - If any finished fill slopes are 3:1 or steeper.
 - If any grading work is done within 3 feet of your property line.
- It is the applicant’s responsibility to work with their professionals and determine if a grading permit is required.
- The violations and penalties for grading without a permit can be reviewed in Section 135-17. Subsection C states, in particular, the following:

“Any person who violates or permits a violation of this chapter shall, upon conviction in a summary proceeding brought before a Magisterial District Judge under the Pennsylvania Rules of Criminal Procedure, be guilty of a summary offense and shall be punishable by a fine of not more than \$1,000, plus costs of prosecution. In default of payment thereof, the defendant may be sentenced to imprisonment for a term not exceeding 90 days. Each day or portion thereof that such violation continues or is permitted to continue shall constitute a separate offense, and each section of this chapter that is violated shall also constitute a separate offense.”

- This document is being provided for reference only. For a full list of requirements, please review Chapter 135 of the Union Township Code of Ordinances. The Ordinances can be found on the Township’s Website at www.uniontwp.com. All questions regarding Grading Permits should be directed to Linda Roach, the Township’s Code Official, at 724-348-4250 x1.