



CITY OF PITTSBURGH

Bureau of Building Inspection

200 Ross Street - Third Floor, Pittsburgh, PA 15219
412-255-2175 412-255-2974 (fax)

LAND OPERATIONS PERMIT

A Land Operations permit is required for the following activities:

1. Grading, involving:
 - a. Fifty (50) cubic yards or more;
 - b. An excavation or fill, five (5) feet or more in vertical depth at its deepest point as measured from the natural ground surface of any slope with a gradient of twenty-five (25) percent or more;
 - c. Excavation below finished grade for basement, cellar, and/or foundation of any aboveground structure, swimming pool or underground structure on a lot with an average existing slope with a gradient of twenty-five (25) percent or more;
 - d. An easement for a public sewer, water main, storm drain or power line;
 - e. An encroachment on or alteration of an existing drainage channel or watercourse.
2. Surface mining involving fifty (50) cubic yards or more.
3. Removal of trees, vegetation or other natural ground cover:
 - a. Over an area in excess of ten thousand (10,000) square feet;
 - b. On any slope with a gradient in excess of twenty-five (25) percent, when in the opinion of the Code Official, the removal of such ground cover could affect the stability of existing slope.
4. Surfacing and paving of land other than streets or ways with hard surface or compacted nonpermeable material such as asphalt, concrete or slag, with area in excess of ten thousand (10,000) square feet.
5. Transportation of any material for disposal purposes over public streets, in total quantity of material in excess of one thousand five hundred (1,500) cubic yards.
6. Any "major excavating, grading or filling" operation as so defined in § 911.02 of the Zoning Ordinance and permitted as a conditional use:

“Excavation/Grading/Fill, Major means any operation, other than in connection with the construction of a foundation for a structure, involving:

- *Strip of other mining of coal or other minerals, excavating of sand or rock and the crushing of rock, sanitary and other fills, recovery of metal or other natural resources and similar operations; or*
- *A volume of earth movement exceeding 16,000 cubic yards; or*
- *A change in ground elevation exceeding 25 feet.”*

A Land Operations Permit shall not be required for the following:

1. Grading or paving for street improvement, when a City street improvement permit is required.
2. An excavation or fill below finished grade for basement and/or foundation of an aboveground structure, swimming pool or underground structure, other than on a lot with an average gradient of twenty-five (25) percent or more, when otherwise authorized by a valid building permit and when the cost of the excavation is included in the building permit evaluation.
3. Grading Activity that constitutes Regulated Activity and is subject to the requirements of § 1003.04 of the City of Pittsburgh Code of Ordinances.