



Property Information		Request Information		Update Information
File#:	BS-X01798-3970852446	Requested Date:	11/22/2024	Update Requested:
Owner:	COLIN A BEHAGE	Branch:		Requested By:
Address 1:	313 ROWLAND AVE	Date Completed:	12/12/2024	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	CARNEGIE, PA	# of Parcel(s):	1	

Notes

CODE VIOLATIONS	Per Carnegie Borough Building Department inspection needs to be scheduled to confirm if there are Open Code Violation cases on this property. Collector: Carnegie Borough Payable Address : 1 Veterans Way, Carnegie PA 15106 Phone: 412-276-1414
PERMITS	Per Carnegie Borough Building Department inspection needs to be scheduled to confirm if there are any Open/Pending/ Expired Permit on this property. Collector: Carnegie Borough Payable Address : 1 Veterans Way, Carnegie PA 15106 Phone: 412-276-1414
SPECIAL ASSESSMENTS	Per Carnegie Borough Building Department inspection needs to be scheduled to confirm if there are any Special Assessments/liens on the property. Collector: Carnegie Borough Payable Address : 1 Veterans Way, Carnegie PA 15106 Phone: 412-276-1414
DEMOLITION	NO



UTILITIES

Water
Account #: 210040956656
Payment Status: Due
Status: Non-Lienable
Amount: \$37.57
Good Thru: 12-26-2024
Account Active: Active
Collector: Pennsylvania American Water
Payable Address : P.O. Box 371412. Pittsburgh, PA 15250
Phone: (800) 565 7292

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED.

Sewer
Account #: NA
Payment Status: NA
Status: Non-Lienable
Amount: NA
Good Thru: NA
Account Active: Active
Collector: Carnegie Borough
Payable Address : 1 Veterans Way, Carnegie PA 15106
Phone: 412-835-5243

UNABLE TO PROVIDE INFORMATION TO THIRD PARTIES. HOMEOWNERS AUTHORIZATION REQUIRED.

Garbage:
GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN.

Parcel ID : 0065-A-00136-0000-00
 Property Address : 313 ROWLAND AVE
 CARNEGIE, PA 15106

Municipality : 812 Carnegie
 Owner Name : BEHAGE COLIN A

School District :	Carlynton	Neighborhood Code :	81204
Tax Code :	Taxable	Owner Code :	REGULAR
Class :	RESIDENTIAL	Recording Date :	10/30/2019
Use Code :	SINGLE FAMILY	Sale Date :	10/28/2019
Homestead* :	Yes	Sale Price :	\$150,000
Farmstead :	No	Deed Book :	17821
Clean And Green	No	Deed Page :	516
Other Abatement :	No	Lot Area :	3,290 SQFT

* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.
 New owners wishing to receive the abatement must apply.
 The deadline to apply is March 1st of each year.
 Details may be found on the [County's abatement page](#).

Due to the amendment of Article 210 of the Administrative Code of Allegheny County by Ordinance 06-24-OR, which changes the appeal window for the 2025 tax year to August 1, 2024 through October 1, 2024, the values posted here for tax year 2025 are pre-certified values; they have not yet been certified by the Chief Assessment Officer under §5-210.08 of the Administrative Code of Allegheny County. Values will be certified on or before January 15, 2025

2025 Full Base Year Market Value (Projected)		2025 County Assessed Value (Projected)	
Land Value	\$21,600	Land Value	\$21,600
Building Value	\$107,700	Building Value	\$89,700
Total Value	\$129,300	Total Value	\$111,300

2024 Full Base Year Market Value		2024 County Assessed Value	
Land Value	\$21,600	Land Value	\$21,600
Building Value	\$107,700	Building Value	\$89,700
Total Value	\$129,300	Total Value	\$111,300

2023 Full Base Year Market Value		2023 County Assessed Value	
Land Value	\$21,600	Land Value	\$21,600
Building Value	\$107,700	Building Value	\$89,700
Total Value	\$129,300	Total Value	\$111,300

Address Information

Owner Mailing : 313 ROWLAND AVE
 CARNEGIE, PA 15106-4105

BOROUGH OF CARNEGIE

**One Veterans way
Carnegie, PA 15106**

Office **412-276-1414**

www.carnegieborough.com

Fax **412-276-8018**

APPLICATION FOR A CERTIFICATE OF ZONING COMPLIANCE

FEE \$50

Pursuant to Code of the Borough of Carnegie, Ordinance 2445, Zoning Ordinance, Article 1200, Administration and Enforcement, Section 1202, Zoning Certificate and Occupancy Permits.

1. No use of land shall be made or any building or structure constructed, altered, remodeled, sold, leased, occupied or used nor any use of building, structure or land be changed until a zoning certificate and occupancy permit has been issued by the Zoning Officer.

(PRINT)

PROPERTY ADDRESS _____ LOT & BLOCK # _____

PROPERTY OWNER _____ PHONE # _____

PROPERTY OWNER'S ADDRESS _____

EXACT NATURE OR USE FOR ALL PARTS OF THE STRUCTURE AND/OR SITE: Single Family

NOTE: The Zoning Officer may require a site plan showing clearly and completely the location, Dimensions, and nature of any structure involved, and any other information necessary To determine compliance to the Ordinance.

APPLICATION IS HEREBY MADE FOR ZONING DESIGNATION OF THE PREMISES ABOVE FOR THE PURPOSE STATED HEREIN. IF SUCH USE COMPLIES WITH THE PROVISIONS OF ALL LAWS AND ORDINANCES AND A CERTIFICATE IS ISSUED, IT IS UNDERSTOOD BY THE APPLICANT THAT SAID CERTIFICATE WILL AUTHORIZE ONLY THE USE STATED ON THE APPLICATION AND THAT SUCH USE MAY NOT BE LEGALLY EXTENDED OR CHANGED WITHOUT AUTHORIZATION.

PROPERTY OWNER _____ DATE _____

(SIGNATURE)

OFFICIAL USE ONLY _____

SPECIAL CONDITIONS OR STIPULATIONS _____

ZONING DISTRICT _____ PERMIT # _____

ZONING OFFICER _____ DATE ISSUED _____

BOROUGH OF CARNEGIE

One Veteran's Way
Carnegie, PA 15106

Office 412-276-1414

www.carnegieborough.com

Fax 412-276-8018

APPLICATION FOR DYE TEST / SANITARY SEWER CERTIFICATION

Fee: \$30

Any person selling or mortgaging real property (hereinafter "applicant") located within the Borough shall make application on a form furnished by the Borough at least **21 days before the date of sale or mortgage**. Applicant shall have a plumber who is registered and licensed by Allegheny County Health Department perform a **dye test** on the property to be sold, transferred, assigned, mortgaged or refinanced. Such plumber shall complete the appropriate portions on this form and certify that the property has been dye tested and certify the results of such test.

(PRINT)

PROPERTY ADDRESS _____

PROPERTY OWNER _____ PHONE _____

OWNER'S ADDRESS) _____
(if different from above)

Illegal storm or surface water connections – the discharge of rain or surface water directly or indirectly into the sanitary sewer system of the Borough of Carnegie which is to be only for the drainage of sanitary sewage.

Illegal discharge - in no case shall collected surface or storm water be allowed to drain over sidewalks or driveways, or onto adjacent properties where the water can create soil erosion or have adverse effects on a structure, or be discharged in a manner that creates a public nuisance.

(PRINT)

DYE TEST CONDUCTED BY _____ DATE _____

COMPANY _____ PHONE _____

COMPANY ADDRESS _____

I hereby certify that the property has been dye tested and certify that the results of this test indicate there are no illegal connections or discharges.

PLUMBER _____ HP # _____
(SIGNATURE)

-----OFFICIAL USE ONLY-----

APPLICATION FOR COMPLIANCE WITH ORDINANCE # 2384, CHAPTER 18, PART 7, IS HEREBY APPROVED []

BOROUGH OFFICIAL _____ DATE _____ CERTIFICATION # _____

BOROUGH OF CARNEGIE
One Veteran's Way / Carnegie, PA 15106

Office: 412-276-1414

www.carnegieborough.com

Fax: 412-276-8018

APPLICATION FOR A CERTIFICATE OF OCCUPANCY

Code of the Borough of Carnegie, Ordinance 2384, Chapter 5, Code Enforcement, Part 4, §5-402, **Occupancy Permit Required.** All owners and landlords of dwelling units, office buildings or other structures for human occupancy must first secure an occupancy permit prior to allowing a unit to be occupied. All permits must be secured from the Building Code Official of the Borough of Carnegie for any change of property owner, change of tenant / occupant or change of use and / or occupancy.

ALL RESIDENTIAL OCCUPANCY INSPECTIONS ARE TO BE PERFORMED BY CODE ENFORCEMENT OFFICER TODD TULOWITZKI 412-279-3787. ALL COMMERCIAL OCCUPANCY INSPECTIONS ARE TO BE PERFORMED BY PLANS EXAMINERS INC. 412-787-1510 x118. THE OCCUPANCY APPLICATION WILL BE PROCESSED UPON A SUCCESSFUL INSPECTION BEING COMPLETED. PROPERTY OWNERS WILL BE RESPONSIBLE FOR ADDITIONAL INSPECTION FEES IF THE OCCUPANCY RESULTS IN A FAILED INSPECTION.

INCOMPLETE APPLICATIONS CANNOT BE PROCESSED
(PLEASE PRINT)

PROPERTY ADDRESS _____ LOT & BLOCK # _____

PROPERTY OWNER _____ PHONE # _____

OWNER'S ADDRESS _____
(IF DIFFERENT THAN ABOVE)

TENANT / OCCUPANT _____

TENANT / OCCUPANT ADDRESS _____
(IF DIFFERENT THAN ABOVE)

OCCUPANCY DECLARATION _____
(EXACT NATURE OF THE USE OF ALL PARTS OF THE STRUCTURE AND / OR SITE)

FEES

One and Two Family Dwellings	Multi-Family – Commercial - Industrial	Occupancy Re-Inspection
Fee: \$85.00 Per Unit	Fee: \$100.00 Per Unit	Fee: \$76.00

APPLICATION IS HEREBY MADE TO OCCUPY THE PREMISES ABOVE FOR THE PURPOSE STATED HEREIN. IF SUCH USE COMPLIES WITH THE PROVISIONS OF ALL LAWS AND ORDINANCES AND A CERTIFICATE IS ISSUED, IT IS UNDERSTOOD BY THE APPLICANT THAT A CERTIFICATE WILL AUTHORIZE ONLY THE USE STATED ON THIS APPLICATION.

PROPERTY OWNER _____ DATE _____
(SIGNATURE)

----- OFFICIAL USE ONLY -----

TOTAL FEE _____ PERMIT # _____

INSPECTION _____ / _____ @ _____
DAY DATE TIME

REMARKS _____



CODE ENFORCEMENT DEPT.

One Veterans Way. Carnegie, PA 15106

www.Carnegieborough.com

412-276-1414 EXT 1427

Occupancy Inspection Checklist

- * Exterior of property maintained
- * Address, 4" high numbers required
- * Smoke Alarms in each bedroom and on each level, including basement
 - * 1 CO alarm in the vicinity of sleeping areas, 1 CO alarm for each level that has a fuel burning appliance
 - * Should be 10 feet away from fuel burning appliances
- * GFCI outlets needed:
 - * Every bathroom
 - * Exterior w/ approved covers
 - * Within 6' of any water source
 - * unfinished basements
 - * Over kitchen counters
 - * garage
- * Handrails on stairs of 4 or more risers
- * Approved barrier in place when surfaces are greater than 30" above grade
- * Electrical wiring in good condition including service entry, panel, outlets, lighting fixtures
- * Plumbing in good condition including fixtures, drains, sanitary
- * Overflow pipe attached to relief valve on hot water tank, ending no more than 6" above floor
- * Hand shut-off valve on all gas lines
- * Proper venting of mechanical units (furnace, hot water tank, exhaust fans)
 - * Exhaust fans required when no window in a bathroom with a shower, vented to exterior
- * Windows must operate and not have broken glass
- * Integral garage must meet fire separation requirements (20 minutes)
 - * Ceiling – solid, minimum 5/8" drywall, openings sealed with fire-rated material (insulation / caulking)
 - * Door assembly – solid wood door minimum 1 3/8" thick, or a honeycomb steel door
 - * Door must be Sealed around edges and framed to prevent gasses / smoke entering dwelling

If utilities are not turned on, occupancy cannot be granted

Good condition = functions as manufacturer intended

Smoke and CO alarms can be mounted to manufacturer specifications. If on wall, smoke detectors should be 4" – 12" down from ceiling in the vicinity of the door. Placement on ceiling should be 1' – 3' in the vicinity of the door.

Rental units

- * No key, special knowledge or effort is permitted on the interior side of egress doors.
- * If Fire extinguishers are provided, they should be mounted in kitchen area / exit pathway

In addition to the listed items above, any condition encountered by the inspector that is considered a hazard to the structure, community, or occupants, whether listed above or not, can be cited by the inspector.