

Residential Plan Review Requirements

1. Plan(s) showing to scale the size and location of all new construction and existing structures on the site. Distances from lot lines, established street grades and the proposed finished grades. Site plan shall be drawn in accordance with an accurate boundary line survey.
2. Two (2) sets of plans and specifications signed and sealed by the designer with the following information included.

Building Plan Review Requirements

- Front, rear and side elevations
- Footing/foundation diagram
- Garage/living area separation wall(s)
- Window and door schedule
- Design loads and design calculations
- Location of all smoke detectors or heat detectors
- "R" value of wall and ceiling insulation

Plumbing Plan Review Requirements

- Isometric diagram of potable water supply system with fixtures, locations and WSFU values.
- Isometric diagram of DWV system with fixtures, location and DFU values.

Mechanical Plan Review Requirements

- Location and size of equipment.
- Air distribution and return air system.
- Ventilation and exhaust schedule(s).
- Combustion air requirements for all new appliances.
- Gas piping diagram.

Electrical Plan Review Requirements

- Location of electrical devices: lighting, receptacles, switches, equipment, appliances, transformers, panels and subpanels.
- Size and type conductors
- Panel and subpanel schedule

*Homeowners are permitted to draw their own plans. All plans must be to scale.

WORKER'S COMPENSATION INSURANCE COVERAGE INFORMATION
(attach to building permit application)

A. The applicant is a contractor within the meaning of the Pennsylvania Worker' Compensation Law.
_____Yes _____No

If the answer is "yes", complete Section B or C below.
If the answer is "no" complete Section C below.



B. Insurance Information:
Name of Applicant _____
Federal or State Employer Identification No. _____

Applicant is a qualified self-insurer for Workers' Compensation
_____ Original Certificate attached.

Name of Workers' Compensation insurer _____

Workers' Compensation Insurance Policy No. _____

_____ Original Certificate attached.

Policy Expiration Date _____



C. Exemption.... MUST BE NOTARIZED...

Complete Section C if the applicant is a contractor or homeowner claiming exemption from providing Workers' compensation insurance.

The undersigned swears or affirms that he/she is not required to provide workers' compensation insurance under the provisions of Pennsylvania's Workers' Compensation Law for one of the following reasons, as indicated.

_____ Contractor with no employees. Contractor prohibited by Law from employing any individual to perform work pursuant to this building permit unless contractor provides proof of insurance to the Township.

_____ Homeowner who elects to perform all of the work without contracting or hiring others to assist.

_____ Religious exemption under Worker' Compensation Law.



Signature of applicant: _____

Address: _____

Commonwealth of Pennsylvania
County of _____

On this, the ____ day of _____, 20__, before me _____, the undersigned officer, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument, and acknowledged that she/he executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

GUIDE FOR PLANS AND SPECIFICATIONS

APPLICATIONS:

Forms for all proposed work to be completed entirely unless specifically waived by code official: (Building, Plumbing, Electrical and Mechanical contractors' name, address and license number included).

PLANS:

Two complete sets of plans, with each sheet, sealed by licensed architects or engineers, must be submitted. Homeowner may draw his own plans for his private residence, provided they are legible and complete. Zoning and/or planning board approvals are required at the time of submittal.

SITE DIAGRAM:

Showing all existing and new construction. (Distance from all lot lines, square feet of construction and lot, and drawn from boundary line survey).

ELEVATIONS:

Front, rear and all sides including sizes and dimensions of chimneys, roof soffit, crawlspace ventilation, grades, porch and steps, gutters and leaders, windows and doors.

FLOOR PLAN:

Room sizes and uses, direction of floor and ceiling joists, window and door locations, beam sizes and locations and smoke detector locations.

FOUNDATION:

Sizes and location of footings, foundation walls, girder sizes and double joists, and header locations.

CROSS - SECTION:

Full cross-section of each type construction, listing all material size and spacing, insulation, height, measurement to floor, ceiling and roof and pitch of roof.

MISCELLANEOUS:

Window schedules, door schedules, stair details and fireplace detail.

MECHANICAL:

Make, model, size and location of unit, size, location of all supply and return ducts.

PLUMBING:

Types and location of fixtures, pipe sizes, isometrics, vents, drainage and water systems.

ELECTRICAL:

Lighting, receptacles and service location, breaker sizes and circuit designation.