

# **Information required for a One and Two Family Dwelling Building Permit**

## **Sewage:**

A Septic permit shall be issued by the Township Sewage Enforcement Officer, and shall accompany the Building Permit Application.

## **Driveway:**

If your driveway accesses any state roads, you will need a **PennDOT Highway Permit** prior to application for a building permit. You will need this permit before applying to the township. **NO EXCEPTIONS.**

If your driveway accesses any of the Township roads, you will need a **Driveway Permit** from the Township. This can be obtained at the Township office.

## **Zoning:**

A use certificate, certifying compliance with the Zoning ordinance, must be obtained from the Zoning Officer for any new building or structure as below or for any change of use of a building, structure or land as set forth below before such new building, structure or use or change of use is occupied or established:

1. Use of a structure erected, structurally altered or extended, or moved after effective date of the Zoning Ordinance.
2. Use of vacant land except for agricultural purposes.
3. Any change in a conforming use of a building, structure or land.

- 4. Any change from a nonconforming use of a building, structure or land to a conforming use.**
- 5. Any change in the use of a building, structure or land from that permitted by any variance of the Zoning Hearing Board.**

**The application for a use certificate must include a statement of the intended use and any existing use of the building, structure and land. The certificate continues in effect as long as the use of the building, structure or land for which it is granted conforms to the Zoning Ordinance.**

### **Exclusions to the UCC: (S403.1b)**

- (3) The following structures if the structure has a building area less than 500 SF and is accessory to a detached one-family dwelling:
  - (i) Carports**
  - (ii) Detached private garage**
  - (iii) Greenhouses**
  - (iv) Sheds****
- (4) Agricultural building defined as a structure utilized to store farm implements, hay, feed, grain, or other agricultural or horticultural products or to house poultry, livestock or other farm animals. The term shall not include habitable space or spaces in which agricultural products are processed, treated or packaged and shall not be construed to mean a place of occupancy by the general public.**
- (5) Manufactured or industrialized housing shipped from the factory under section 901(a) of the act**
- (6) Installation of tubing, piping, propane gas burning appliances, equipment or fixtures related to liquefied petroleum gas under the Propane and Liquefied Petroleum Gas Act.**

### **Building Permit: (IRC 2003)**

**PLANS CANNOT BE DROPPED OFF. ALL APPLICANTS MUST MAKE AN APPOINTMENT TO REVIEW DRAWINGS WITH THE BUILDING CODE ADMINISTRATOR.**

**This meeting is intended to reduce the time to acquire all needed information to approve a building permit and answer questions. The applicant should come with a completed application, 2 sets of drawings which include all required information based on the 2003 IRC.**

**The following information is meant to help identify what will be required for a complete new build plan review.**

**NO SPECIFICATION SHEETS, ALL DETAILS MUST BE SHOWN ON THE DRAWINGS.**

**GENERAL INFORMATION:**

**FLOOR PLANS:**

- **Identify rooms**
- **Size and locations of windows and doors**
- **Indicate dimensions of each room**
- **Indicate the distance from floor to sill for all windows**
- **Location and type of smoke detector**
- **Tempered glass if required**
- **Show fire rated assembly for attached garage**
- **Ventilation for bathrooms**

**CROSS-SECTION SPECIFYING:**

- **Footing width, thickness of concrete, pounds of concrete (psi), depth of footer from finish grade elevation**

## **FOUNDATION:**

- **Concrete block sizes and number of courses**
- **Size of poured concrete foundation walls**
- **Damp proofing and parging thickness**
- **Backfill depth and drainage**
- **Foundation bolts or approved straps and distances between them and corners**
- **Indicate drainage perforated pipe size, inches of gravel and filter membrane paper**

## **FRAMING – Structural members:**

- **Timber size, spans, species, and grade of lumber**
- **Header sizes for windows and doors**
- **Insulation thickness and R-value for ceilings, walls, crawl spaces and floors**

## **ROOF:**

- **Timber size, type of roof (flat, gable, etc.) roof covering, pitch**
- **Existing structure, when adding a second story or dormer, show footing and foundation or engineer's report that existing footer and foundation will withstand additional load on existing structure.**
- **Additions: all of the above plus the method of attachment to the existing structure.**

# **SPECIFIC INFORMATION FOR PLAN REVIEW**

- **Design wind load (mph) to be indicated on all exterior walls and roof**

- Design snow load (psf) to be indicated on all roofs.
- Stamped drawings for engineered roof trusses required before framing inspection
- Access type, size & locations to all rooms or storage / mechanical areas.
- Thermal insulation type, size & location to be indicated on garage interior sidewalls, and all other areas
- Stud species & grade to be indicated on exterior & interior walls

#### **Garage:**

- Clear span opening to be indicated on garage vehicle door
- Number of jack studs to be indicated on garage vehicle door & rear sliding doors
- Header type, size & number to be indicated on garage vehicle door
- Method of achieving specification to be indicated for thermal assembly on exterior walls

#### **Main Dwelling:**

- Safety glazing to be indicated on all windows, where required
- Step type, rise, run, width & number to be indicated for entry doors, sliders and interior garage doors
- Door schedule indicating clear width, height, R value (exterior) fire rating (interior garage) to be indicated on plans
- Manufacture, height above floor, clear glazing area, thermal U value & sash in place net clear open width, height & area to be indicated for all windows.
- Joist grade & clear span to be indicated on 1<sup>st</sup> & 2<sup>nd</sup> floor framing
- Beam type, size, locations & method of load transfer to grade bearing to be indicated
- Header & trimmer type, size & number to be indicated for all framed openings
- Stringer size & type to be indicated for interior stairs

- Landing material, thickness & area dimensions to be indicated on main entry door
- Handrail height above nosing of the tread to be indicated at basement and 2<sup>nd</sup> floor stairs
- Handrail/guardrail minimum intermediate opening size to be indicated on all stairs
- Guardrail height above & minimum intermediate opening size to be indicated on 2<sup>nd</sup> floor and all other areas exceeding 30” in height
- Fire wall details such as ratings, fireboard installation, through penetrations, fire caulking where required
- Smoke detector type, size, power source, locations & interconnections to be shown on all plans
- Method of achieving nominal one hour fire separation to be indicated at integral garage walls & ceiling (IF APPLICABLE)

#### **Below Grade:**

- Minimum foundation depth below grade to be indicated on all perimeter elevations
- Specific perimeter footing size to be indicated
- Minimum foundation height above grade to be indicated on all perimeter elevations
- Wall height and method of reinforcement to be indicated
- Concrete compression strength & thickness to be indicated for front entry, exterior walls & garage; beam column footings and perimeter footings.
- Maximum unbalanced fill height to be indicated at all elevations
- Anchor bolt diameter, location from corners & maximum intermediate spacing to be indicated at perimeter foundation
- Damp proofing / water proofing application required before foundation inspection
- Conduit type, location, stone covering type, size & projections from foundation walls to be indicated at foundation drain

- **Beam type, size, weight & thickness to be indicated at basement center beam**
- **Steel beam column size & weight to be shown at basement**
- **Vapor barrier type & thickness to be indicated on basement floor**
- **Control crack location for basement floors to be shown on plans**
- **Slope and direction of grade to be shown at all elevations**
- **Maximum height above finished grade to be indicated to mean elevation of roof**

#### **Decks:**

- **Guardrails/handrails will show minimum intermediated clear opening size at deck and stairs**
- **Method of attachment of deck to house to be shown on plans**
- **Minimum guardrail above flooring at deck to be indicated**
- **Minimum guardrail height above nosing to be shown at deck stairs**
- **Floor board type, size, direction of run and span at deck to be indicated**
- **Material, width, rise, run & number to be indicated at deck stairs**
- **Stringer, material, size & number to be indicated at deck stairs**
- **Method of anchoring stairs to deck to be shown**
- **Deck and footers shall comply with the I.R.C.**

**ALL MECHANICAL, PLUMBING AND ELECTRICAL INFORMATION SHALL BE SHOWN ON ALL PLANS AND SHALL BE IN ACCORDANCE WITH THE I.R.C. AND THE CURRENT NFPA 70 (ELECTRICAL CODE)**

- **What amp service is installed and location of electrical equipment throughout**
- **HVAC information and cfm shall be indicated on plans**




## DOOR SCHEDULE

(exterior)

NO.	SIZE	TYPE	STYLE AND MATERIAL

### REINFORCED CONCRETE AND MASONRY FOUNDATION WALLS

MAXIMUM WALL HEIGHT (FEET)	MAXIMUM UNBALANCED BACKFILL HEIGHT (FEET)	MINIMUM VERTICLE REINFORCEMENT SIZE AND SPACING FOR ??-INCH NOMINAL WALL THICKNESS
		SOIL CLASSES
		GM,GC,SM-SC, AND ML SOILS

## Common Items from IRC 2003

- Egress windows double hung w/min. net clear opening of 20”W x 24”H – minimum clear opening = 5.7 s.f. for all floors above grade. Grade floor = 5.0 s.f. and basement window wells shall be 9.0. s.f. with minimum horizontal and projection of 36”
- Smoke alarms shall be installed in each bedroom, outside each sleeping area in the immediate vicinity of the bedrooms, one on

each floor including the basement and interconnected so that when one actuates, all others will actuate

- Stairs shall have 36” finished width; 8 1/4” maximum rise; 9” minimum tread depth excluding nosing; minimum headroom shall be 6’-8”
- Handrails shall be 34” minimum to 38” maximum height. Railing to be continuous over the post for straight runs, post to post allowed for turned stairs. Handrails must be returned into the wall or post. No openings larger than 4” allowed
- Guardrails, porches, balconies or raised floor surfaces located more than 30” above the floor or grade below shall have guards not less than 36” in height. 4” maximum spacing between balusters. Balustrades shall be no more than 4” from bottom of walking surface.
- Steel beams, lintels, posts, etc. shall have shop coat of paint (typical on all steel members)
- F = bathroom fan shall be vented to the exterior
- Load bearing: The ends of each joist, beam or girder shall have not less than 1.5” of bearing on wood or metal and not less than 3” on masonry or concrete where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud by the use of approved joist hangers
- Floor systems: Joists framing from opposite sides over a bearing support shall lap a minimum of 3” and shall be nailed together with a minimum 3-10d face nails. A wood or metal splice with strength equal to or greater than that provided by the nailed lap is permitted.
- Joist framing: Joists framing into the side of a wood girder shall be supported by approved framing anchors or on ledger strips not less than nominal 2” x 2”
- Attic access shall be a minimum of 22” x 30” opening
- Sump pit is 18” diameter x 24” deep to be located a minimum of 36” from electrical panel
- Fireplaces to have a minimum of 20” deep firebox with hearth extending a minimum of 18” from firebox

- **Chimneys extend a minimum of 36” above the highest point where they pass through the roof and a minimum of 24” higher than any portion of the structure within 10’**
- **Fireplaces and chimneys to have a minimum of 2” clearance to all combustibles**
  
- **Fire blocking shall be provided to cut off all concealed draft openings (both vertical & horizontal) and to form an effective fire barrier between stories, and between a top story and roof space**
- **Fire caulking for single family dwellings, townhouses, duplexes, multifamily dwellings shall meet ASTM E-136 (American Society For Testing And Materials) at all openings around vents, electrical wiring, TV cable, sound equipment wiring, security wiring, pipes and ducts at ceiling and floor on each level including through penetrations into the attic. All common 2-hour-fire-resistance-rated walls shall have firecaulking around all openings at ceiling and floor on each level and shall meet ASTM E-814. space between studs, walls and firewall shall be fire caulked around perimeter of common wall.**
- **The attached garage shall be separated from the residence and it’s attic area by not less than one hour fire resistance rated 5/8” type x gypsum board assembly or equivalent applied to the garage and house side. Where the separation is a ceiling-floor assembly, the structure supporting the separation shall also be protected by not less than one hour fire resistance rated 5/8” type x gypsum board assembly or equivalent. (IF APPLICABLE)**
- **Climate and geographical design criteria for this area is: roof snow load is 30#/S.F., wind load is 90 M.P.H., seismic design category is D1, weathering is severe, frost depth is 36”, termite is moderate to heavy, winter design temperature is 10 degrees.**

**WHEN INSULATION OF THE EXTERIOR BASEMENT WALLS IS NOT NEEDED, THERE ARE (5) CONDITIONS THAT MUST BE IN PLACE AS FOLLOWS:**

- **All duct work serving in place mechanical equipment is insulated.**
- **No heating or cooling registers serving the basement shall be installed**
- **Floor ceiling between the basement and living space above shall be insulated to R-21**
- **Surrounding walls of the stairs leading to the living space above shall be insulated to R-13**
- **Door from living space above leading to the basement below would have to meet the U-FACTOR < 0.35 (doors required to be insulated and weather tight)**

**REQUIRED INSPECTIONS**

- **Footings – before any concrete is poured (plans to be on job site)**
- **Under slab for plumbing, if any**
- **Foundation/damp proofing/parging/drainage before backfill**
- **Slab on grade for basement and garage**
- **Framing / Plumbing / Electrical– before walls are enclosed, before insulation is installed, after rough in plumbing has been installed, after rough in wiring has been installed, after fire caulking has been installed around duct work, electrical wiring, plumbing lines, TV cable, music cable or any other holes through floor or top plates and fire walls.**
- **Wallboard inspection – After wall board is hung, but prior to finish work.**
- **Final/Certificate of Occupancy**

**Construction, Replacement and Repairs specifically exempt from the Building Permit process in Warrington Township.**

**S 403.62C**

- (1) The following building construction, replacement or repairs:**
  - (i) Fences that are no more than 6 feet high.**
  - (ii) Retaining walls that are not over 4 feet in height measured from the lowest level of grade to the top of the wall unless the wall supports a surcharge.**
  - (iii) Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.**
  - (iv) Sidewalks and driveways that are 30 inches or less above adjacent grade and not placed over a basement or story below it.**
  - (v) Exterior or interior painting, papering, tiling, carpeting, flooring, cabinets, counter tops and similar finishing work.**
  - (vi) Prefabricated swimming pools that are less than 24 inches deep.**
  - (vii) Swings and other playground equipment accessory to a One or Two family dwelling.**
  - (viii) Window awnings supported by an exterior wall which do not project more than 54 inches from the exterior wall and do not require additional support.**
  - (ix) Replacement of glass in any window or door. The replacement glass shall comply with the minimum requirements of the IRC.**
  - (x) Installation and replacement of a window, door, garage door, storm window and storm door in the same opening if the dimensions or framing of the original opening is not altered. The installation of means of egress and emergency escape windows may be made in the same opening, without altering the dimensions or framing of the original opening if the required height, width, and net clear opening of the previous window or door assembly is not reduced.**
  - (xi) Replacement of existing roof material that does not exceed 25% of the total roof area performed within any 12-month period.**
  - (xii) Replacement of existing siding.**

- (xiii) Repair or replacement of any part of a porch or stoop which does not structurally support a roof located above the porch or stoop.**
  - (xiv) Installation of additional roll or batt insulation.**
  - (xv) Replacement of exterior rain water gutters and leaders.**
  - (xvi) Installation of an uncovered deck where the floor of the deck is no more than 30 inches above grade.**
- (2) Minor electrical work for the following:**
- (i) Replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.**
  - (ii) Replacement of a receptacle, switch or lighting fixture rated at 20 amps or less and operating at less than 150 volts to ground with a like or similar item. This does not include replacement of receptacles in locations where ground-fault circuit interrupter protection is required.**
  - (iii) Replacement of installed electrically operated equipment such as doorbells, communication systems and any motor operated device.**
  - (iv) Installation, alteration or rearrangement of communications wiring.**
  - (v) Replacement of dishwashers.**
  - (vi) Replacement of kitchen range hoods.**
  - (vii) Installation of battery-powered smoke detectors.**
- (3) The following gas work:**
- (i) Portable heating, cooking or clothes drying appliances.**
  - (ii) Replacement of a minor part that does not alter approval of equipment or make this equipment unsafe.**
  - (iii) A portable fuel cell appliance that is not connected to a fixed piping system and is not interconnected to a power grid.**
- (4) The following mechanical work or equipment:**
- (i) A Portable heating appliance.**
  - (ii) Portable ventilation appliance.**
  - (iii) A portable cooling unit.**
  - (iv) Steam, hot or chilled water piping within any heating or cooling equipment governed under the UCC.**
  - (v) Replacement of any minor part that does not alter approval of equipment or make the equipment unsafe.**

- (vi) **Self-contained refrigeration systems containing 10 pounds or less of refrigerant or that are put into action by motors 1 horsepower.**
  - (vii) **Portably evaporative cooler.**
  - (viii) **A portable fuel cell appliance that is not connected to a fixed piping system and is not interconnected to a power grid.**
- (5) **The following plumbing work:**
- (i) **Replacement of bib valves if the replacement hose bib valves are provided with an approved atmospheric vacuum breaker.**
  - (ii) **Refinishing of existing fixtures.**
  - (iii) **Replacement of ball cocks.**
  - (iv) **Repair of leaks.**
  - (v) **Clearance of stoppages.**
  - (vi) **Replacement of faucets or working parts of faucets.**
  - (vii) **Replacement of valves other than shower or combination shower/bath valves.**
  - (viii) **Replacement of traps.**
  - (ix) **Replacement of a water closet, lavatory or kitchen sink.**
  - (x) **Replacement of domestic clothes washers and dishwashers.**
- (6) **The following heating, ventilation and air conditioning work:**
- (i) **Replacement of motors, pumps and fans of the same capacity.**
  - (ii) **Repair and replacement of heating, supply and return piping and radiation elements which do not require rearrangement of the piping system.**
  - (iii) **Repair and replacement of duct work.**
  - (iv) **Repair and replacement of air conditioning equipment and systems.**
  - (v) **Repair and replacement of control devices for heating and air conditioning equipment.**
  - (vi) **Replacement of kitchen range hoods.**
  - (vii) **Replacement of clothes dryers if there is no change in fuel type, location or electrical requirements.**
  - (viii) **Replacement of stoves and ovens if there is no change in fuel type, location or electrical characteristics.**

A residential or commercial building may not be used or occupied without a certificate of occupancy issued by the Building Code Official or Building Inspector. The BCO has the authority to issue a stop work order when it is determined that construction violates the UCC. Appeals to decisions, requests for variances, or extensions of time will be acted on by a Board of Appeals at the property owner's request.