

GUIDELINE FOR MAKING APPLICATION FOR BUILDING PERMITS

1. The application for building permit is to be filled out completely and accompanied by the following: two (2) site plans of the property plus two (2) copies of specifications and architectural plans drawn to scale with sufficient clarity and detailed dimensions to show the nature and character of the work to be performed. Said information when submitted is to be in two (2) completely assembled and stapled sets contained within the dimensions of the permit jacket.

Also, Act 44, Workers' Compensation Reform Act must be completed and submitted with every building permit application. Copy enclosed.

2. INFORMATION REQUIRED ON THE SITE PLAN (ZONING DEPARTMENT)

- NEW HOMES: A. The site plan shall be drawn to scale showing the size and location of all proposed construction including any concrete patios, wood decks, service walkways, etc. and the distances to the side and rear property lines. It shall also include first floor and garage floor elevations, existing and proposed grading contours, swales, direction of water flow, flood plain, trees on the lot to be removed and to remain, location of all utilities and/or easements, driveway slope (to be expressed in percent), the distance from the edge of the driveway to property line, any monuments to be set must be indicated (as per recorded linen) and the \*impervious surface calculations. This plan must bear the imprint seal of a licensed surveyor. Applicant must identify all Natural Resources as per Section 200-51 of the LMT Zoning Ordinance.
- \* (Impervious surface chart - last page).

- ALTERATIONS/ INCLUDING ADDITIONS, PATIOS, DECKS PORCHES, SHEDS FENCES, ETC. B. The site plan shall be drawn to scale showing the dimensions and location of all existing construction including driveways, walkways, patios, etc. as well as all the proposed construction, including the distances to the side and rear property lines. It shall also include the existing and proposed grading contours, direction of water flow, grading, swales, floor elevations, flood plain, trees on lot to be removed and to remain, location and size of all utilities and/or easements, and the \*impervious surface calculations. Applicant must identify all Natural Resources as per Section 200-51 of the LMT Zoning Ordinance.
- \* (Impervious surface chart - last page)

3. INFORMATION REQUIRED ON ARCHITECTURAL PLANS (BUILDING DEPARTMENT)

- A. All design for new construction work shall be prepared by a registered architect and bear an imprint seal of the architect responsible for the design.
- B. Front, side and rear elevations drawn to scale.
- C. Plan view of all floor areas including basement. Indicate overall dimension of proposed construction, identify all rooms, etc.

D. The construction drawings shall also indicate:

1. use group
2. type of construction
3. occupant load
4. edition of International Building Code
5. loading schedule -indicate live loads for which structure is designed.
6. size of footing and piers.
7. depth of footing below finished grade.
8. foundation wall construction.
9. anchor bolt size and spacing.
10. species and grade of lumber.
11. construction of all walls and partitions.
12. corner bracing detail.
13. type of exterior wall and roof sheathing with cut sheets from manufacturers.
14. insulation R- values (must comply with PA Alternative Residential Energy provisions, Rescheck, Comcheck, IECC)
15. size, spacing and direction of all roof rafters, beams, girders, floor joist and ceiling joist with the design values.
16. any roof or floor truss will require engineered sealed drawings.
17. finished floor surface in the area of all toilets.
18. firestopping in the areas of vents, pipe ducts, chimneys and fireplace.
19. indicate all header sizes.
20. indicate all interior and exterior wall coverings.
21. indicate type of roof covering (felt and type of shingle).
22. roof slope.
23. chimney flashing detail.
24. indicate all window sizes, window manufacturer and cut sheet on the windows, indicating net clear opening for compliance with egress requirements. (bedrooms).
25. indicate all building and room dimensions.
26. provide fireplace detail.
27. other details may be required depending on the nature of construction.

E. Section through the building.

F. All plans must comply with the INTERNATIONAL Building Code, 2003 edition adopted by Ordinance #342 on 7/7/04 and any amendments thereto, adopted by Ordinances 288, 289, 290, 291.

4. INFORMATION REQUIRED ON PLUMBING PLANS

A. New construction:

1. Isometric elevation and plan view drawings of the drainage and venting system, with the fixtures and pipe sizing labeled.
2. Isometric drawing of the water piping system.

- NOTE:
1. For a one and two family dwelling: this may be drawn by the owner or licensed plumber performing the work. All commercial work and multi-family dwellings shall be by a licensed engineer.
  2. The drawings shall be accompanied by a listing of the type of material to be used.
  3. Water source and waste disposal shall be specified public or private.

B. Alterations:

1. Isometric elevation and plan view drawings of the present installation and the proposed work.
  2. An isometric drawing for the water system and one for the drainage and venting, both of which shall show the proposed connection to the existing system. In addition a plan view and elevation view of the DWV system.
- C. The approved Township Plumbing Subcode form is to be filled out reflecting all plumbing fixtures, devices, etc.
- D. A plumbing contractor must be RCC certified in order to work within the jurisdiction of Lower Makefield Township.
- E. All plumbing must comply with the International Plumbing Code, 2003 edition adopted by Ordinance #342 on 7/7/04 and any amendments thereto, adopted by Ordinances 288, 289, 290, 291.

5. INFORMATION REQUIRED ON HEATING, VENTILATION AND AIR CONDITIONING PLANS

- A. Elevations and plan view drawings are required for alterations, replacement and new construction of HVAC units and systems (Boilers, forced air heaters, A/C compressors, exhaust fans and heat pump systems).
- B. A copy of the manufacturer installation instructions.
- C. Heat load/heat gain calculations.
- D. The approved Township Plumbing Subcode form is to be used for heating and A/C. You are to indicate the BTU rating/tonnage on this form where indicated.
- E. All work to comply with the International Mech. Code 2003 edition adopted by Ordinance #342 on 7/7/04 and any amendments thereto, adopted by Ordinances 288, 289, 290, 291.

6. INFORMATION REQUIRED ON ELECTRICAL PLANS

- A. Location of all switches, lights, receptacles, fans, smoke detectors, service equipment, heating and a/c equipment, wiring method with number of

circuits. This information is to be indicated on the floor plans with a symbol legend included.

- B. The approved Township Electrical Subcode form is to be filled out reflecting the actual count of all items included above.
- C. All electrical work is to comply with the ICC Electrical Code, 2003 edition adopted by Ordinance #342 on 7/7/04 and any amendments thereto, adopted by Ordinances 288, 289, 290, 291.

7. WOOD/COAL BURNING STOVES/FIREPLACES

- A. All stoves must have been tested in accordance with UL 1482 or the approval of other stoves shall be based on approved research and testing reports submitted with the permit application, demonstrating the performance of the unit and the installation conditions necessary to insure safe and adequate performance.
- B. Submit plans which shall describe in sufficient detail the location, size and construction of all chimneys, vents and ducts and their connection to appliances and fireplaces. The thickness and character of all insulation materials, clearance from walls, partitions, ceilings and proximity of heating devices and equipment to wall openings and exits shall be clearly shown and described.

8. DECKS/PORCH ENCLOSURES

- A. Construction Plans - A scale drawing showing floor plan indicating existing and proposed construction, showing front, side and rear elevation, footing size and location, foundation wall size and location, floor joist/ceiling joist, roof rafter, girder and column size and locations. Included on the drawing shall be a loading schedule indicating the live loads for which the structure is designed.
- B. Details - A cross section through one typical wall/floor showing construction details from footing to and including roof framing, if applicable. This section shall indicate all construction materials used including roofing, vapor barriers, sheathing type and thickness, insulation type and thickness, windows, interior finish material, floor type and thickness, structure, foundation and footings.

IMPERVIOUS SURFACE

BREAKDOWN

ADDRESS \_\_\_\_\_

% ALLOWED \_\_\_\_\_ SQUARE FEET ALLOWED \_\_\_\_\_

LOT SIZE (sq. ft.) \_\_\_\_\_

HOUSE (sq. ft.) \_\_\_\_\_

DRIVEWAY (sq. ft.) \_\_\_\_\_

WALKWAY (sq. ft.) \_\_\_\_\_

PATIO, MISC. (sq. ft.) \_\_\_\_\_

TOTAL EXISTING IMPERVIOUS SURFACE % \_\_\_\_\_ SQ. FT. \_\_\_\_\_

PROPOSED CONSTRUCTION (sq. ft.) \_\_\_\_\_

TOTAL IMPERVIOUS SURFACE  
EXISTING AND PROPOSED: % \_\_\_\_\_ SQ. FT. \_\_\_\_\_

NOTE: (a) IMPERVIOUS SURFACE - Surfaces which do not absorb water, including all buildings and paved or hard surfaces. In addition, other areas determined by the Township Engineer to be impervious within the meaning of this definition shall also be classified as impervious. For purposes of this definition, that area of a swimming pool located inside the coping shall not be classified as impervious.

(b) IMPERVIOUS SURFACE RATIO - The total area of all impervious surfaces within a lot divided by the gross lot area.

\*The Township Engineer has determined that brick/stone in sand structures (patios, walkways, etc.) are considered impervious.

NOTE: Subject to any regulatory agencies having jurisdiction over construction of the project, including but not limited to Bucks County Conservation District. Contact them for their latest requirements at 215-345-7577.

Rev.11/86, 5/87, 1/88, 12/88, 1/90,11/91, 6/3/92, 1/93,5/24/93,7/6/93,9/7/93  
9/26/94, 10/25/96, 10/9/97,12/17/97,9/28/99,10/16/00,01/31/01,3/20/02,5/29/03,  
8/01/05, 2/7/06

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