

EAST ROCKHILL TOWNSHIP ZONING & BUILDING

1622 N. Ridge Road, Perkasie, PA 18944 ♦ 215-257-9156

PERMIT SUBMISSION GUIDELINES

This contains general information and should not be considered all-inclusive. A formal review can only be completed in response to a permit submission with requisite supporting documentation and payment of applicable fees.

Contact the Township if you are unsure if you need a permit. Depending on the given project additional approvals may be required such as Department of Health or Conservation District.

Zoning: In general, a Zoning Permit Application is required to establish any new use, change or expand an existing use and non-residential change of ownership in addition to construction of, addition to, or conversion of any building or structure. All zoning permit applications are to be accompanied by two (2) detailed drawn to scale plot plans by a design professional of your choosing.

Structure: a combination of materials assembled, constructed or erected at a fixed location on or in land or water, including a building or a mobile home, whether or not affixed to the land.

Building: In general, a Building permit is required for any residential or non-residential new construction, addition or alteration including plumbing, electrical or mechanical system. A building permit is not required for exterior replacement windows, doors and siding which are materials in kind. All building permit applications are to be accompanied by two (2) sets of construction drawings.

Project	Zoning Permit	Building Permit	Stormwater
Accessory Building ≤200sf	√		
Accessory Building ≥201sf	√	√	possible
Accessory Family Apartment	√	√	
Basement Alteration	√	√	
Change Non-Residential Tenant or Ownership	√		
Change In Use or Add a Use	√		
Chickens & Livestock	√		
Community Event	√		
Deck New or Replacement	√	√	possible
Demolition	√		
Driveway or New Impervious Surface	√		possible
Electric: Generator, Electric Upgrade	√ generator	√	
Fence or Wall New or Replacement	√		
Forestry	√		
Home Occupation	√		
Interior Renovations	√	√	
Mechanical: Fireplace, Wood Stove, Gas Fireplace		√	
New Construction	√	√	√
Non-Conforming Use Registration	√		
Plumbing Including Sewer		√	
Porch or Patio Including Pavers New or Replacement	√	√ footings	possible
Roofing more than 25% of replacement		√	
Sign	√		
Solar Panels	√	√	
Swimming Pools & Hot Tubs	√	√	possible

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RESIDENTIAL PERMIT CHECKLIST

Before submitting your permit application and plans double check that you have included the required information. Incomplete submissions will not be accepted.

A. Zoning/Site Plan (Preferred scale 1" = 20') Provide 2 copies of the plans showing all of the following:

- Name, address, and phone number of applicant and owner
- Tax parcel number, lot size and address of site (location of the work)
- North arrow & drawing scale
- Property lines & dimensions (measurements)
- Setback lines to indicate required yards
- Any bodies of water, easements or floodplain that cross the property
- Existing improvements on the land and their dimensions- i.e. house, porch, deck, shed, driveways
- Proposed improvements and their dimensions- clearly indicated that this is the proposed
- Distances from any existing and proposed structures to the property lines
- Location and name of all adjacent streets and alleys
- Driveway location, width and access point
- Parking spaces
- Location and square footage of all structures on the property
- Existing and proposed utility locations including but not limited to water lines, sewer laterals, gas lines, electrical lines, septic fields, wells, etc.
- Sump pump, roof drain line locations, line sizes and discharge points.
- Total square footage of existing living space and square footage of proposed additional space
- Trees with trunk diameter of 6" or more that are located within 50 foot of proposed work

B. Building Plans (Preferred scale ¼" = 1') Provide 2 copies of the plans showing all of the following:

- Floor plan information is on sheet(s) or page(s)
- Structural plan information is on sheet(s) or page(s)
- Foundation plan information is on sheet(s) or page(s)
- Sectional detail is on sheet(s) or pages(s)
- Window and door schedule is on sheet(s) or page(s)
- Building elevations for each side of structure
- Floor plan for each floor (including basement and attic)
- Smoke detector placement is indicated in the floor plans
- Necessary egress windows are labeled as such the floor plans
- Foundation plans (footings 36-inch deep minimum)
- Crawlspace and attic ventilation information

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- Type and location of all anchorage hardware, including specific type hold downs and hurricane straps
- Beam, header, girder, columns and post sizes and material
- Directions, size, support, placement, and spacing for all ceiling, framing, and roofing members
- Window and door schedule showing all sizes and energy efficiency information
- Stairways and handrails with measurements
- Floor and wall assemblies
- Sectional view showing detail of footings through roof
- Header sizes and materials, include design calculations for any header longer than 6 foot.
- Dimensions of all required access openings
- Identify all construction materials
- Show all required energy efficiency features (For additions attach Energy work sheet or ResCheck)

C. Plumbing Plans (Preferred scale $\frac{1}{4}'' = 1'$) Provide 2 copies of the plans showing all of the following:

- Plumbing plan information is on sheet(s) or page(s)
- Riser diagram is on sheet(s) or page(s)
- All fixtures are shown
- All pipe and venting is shown
- Dimensions of all required access openings
- Manufacturers specifications are included for any mechanical vents
- Piping type is identified

D. Mechanical Plans (Preferred scale $\frac{1}{4}'' = 1'$) Provide 2 copies of the plans showing all of the following:

- Mechanical plan information is on sheet(s) or page(s)
- Manufacturers spec sheets are attached for any piece of equipment being installed
- Location, type and fuel source for all mechanical equipment shown
- Location and CFM of all mechanical ventilation shown
- Size and location of all ventilation openings
- ACCA form/ load calculations for HVAC

E. Electrical Plans (Preferred scale $\frac{1}{4}'' = 1'$) Provide 2 copies of the plans showing all of the following:

- Electrical plan information is on sheet(s) or page(s)
- Electrical plans are reviewed and stamped by underwriter