

# Tinicum Township Requirement for Building a New House or Building and/or Additions

## Requirements

- **New Lot** - Address must be given by the Post Master.
- **Building Permit Application & Plans** – Signed and Sealed with all details
- **Architectural Plans** – Signed and Sealed including plot plan, floor plans, elevations, footings, Stormwater basin and final stabilization etc.,
- **Electrical Plans** – Signed and sealed with all details including materials
- **Plumbing Plans** – Signed and Sealed with all details including materials
- **HVAC Plans** – Signed and Sealed with all details and cut sheets including materials
- **Grading Permit Application** – Site plan showing the location of new construction on the property complete with all set back information and size of lot, building, driveway, garage etc.,
  - **Also, a stabilization plan will need to be submitted with grading permit for final U & O.**
- **Flood Permit Application** with all documentation that are required.
- **Curb, Sidewalk and Apron Application** information should be on plans
- **Street Opening permit if Required**
- **Energy Code Compliance** – You will need to demonstrate compliance with energy code.

- **Sewer Lateral Application** – with all details and you may need to obtain waver from PADEP.
- A letter to the sewage authority requesting Capacity certification from Tinicum Township, Delaware County, Sewage Authority for the anticipates sewage generation for this and to obtain the necessary Sewage Facility Planning Facility approval from PADEP.
- If NO sewer line exists for this location tap in fee will be required. If existing sewer to your location exist you will need to be videoed and provide a copy to township.
- List of All contractors and Sub Contractors (all must be registered with the township prior to starting the job)
- Water line letter from **Aqua**
- Electrical letter from **Peco**
- Gas letter from **Peco**
  - Connection Permits from the Utilities Companies will need to be provided to the Township.
- Fence application with location and height
- Land Development with approval maybe needed.
- May need to comply with Stormwater Management – All information along with calculation, operations & maintenance agreement may be required.
- A stormwater management operations & Maintenance agreement may need to be executed and recorded.
- Zoning with Approval maybe needed.
- A Road Occupancy permit will need to be issued to support the installation of the water and sanitary sewer line.
- The owners may need to sign the SWM certification on the plan

- The builder will need to contact Code Official, to schedule a preconstruction meeting.
- Duplex or Multifamily units or conversion (if approved by zoning) will need additional EDUs.
- 2 U & O maybe required for 1 for final construction and 1 for the Use.

Sign, date and provide email.

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