

**NEW UCC FEE AS OF
10/30/17
\$4.50**

Multi Purpose

**APPLICATION FOR
PLAN EXAMINATION AND
BUILDING PERMIT**

IMPORTANT - Applicant to complete all items in sections: I, II, III, IV, and IX.

I. LOCATION OF BUILDING	AT (LOCATION) _____ (NO.) _____ (STREET) _____ ZONING DISTRICT _____
	BETWEEN _____ (CROSS STREET) AND _____ (CROSS STREET)
	SUBDIVISION _____ LOT _____ BLOCK _____ LOT SIZE _____

II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D

<p>A. TYPE OF IMPROVEMENT</p> <p>1 <input type="checkbox"/> New building</p> <p>2 <input type="checkbox"/> Addition (If residential, enter number of new housing units added, if any, in Part D, 13)</p> <p>3 <input type="checkbox"/> Alteration (See 2 above)</p> <p>4 <input type="checkbox"/> Repair, replacement</p> <p>5 <input type="checkbox"/> Wrecking (If multifamily residential, enter number of units in building in Part D, 13)</p> <p>6 <input type="checkbox"/> Moving (relocation)</p> <p>7 <input type="checkbox"/> Foundation only</p>	<p>D. PROPOSED USE - For "Wrecking" most recent use</p> <table style="width:100%;"> <tr> <td style="width:50%; vertical-align: top;"> <p>Residential</p> <p>12 <input type="checkbox"/> One family</p> <p>13 <input type="checkbox"/> Two or more family - Enter number of units - - - - -> _____</p> <p>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter number of units - - - - -> _____</p> <p>15 <input type="checkbox"/> Garage</p> <p>16 <input type="checkbox"/> Carport</p> <p>17 <input type="checkbox"/> Other - Specify _____</p> </td> <td style="width:50%; vertical-align: top;"> <p>Nonresidential</p> <p>18 <input type="checkbox"/> Amusement, recreational</p> <p>19 <input type="checkbox"/> Church, other religious</p> <p>20 <input type="checkbox"/> Industrial</p> <p>21 <input type="checkbox"/> Parking garage</p> <p>22 <input type="checkbox"/> Service station, repair garage</p> <p>23 <input type="checkbox"/> Hospital, institutional</p> <p>24 <input type="checkbox"/> Office, bank, professional</p> <p>25 <input type="checkbox"/> Public utility</p> <p>26 <input type="checkbox"/> School, library, other educational</p> <p>27 <input type="checkbox"/> Stores, mercantile</p> <p>28 <input type="checkbox"/> Tanks, towers</p> <p>29 <input type="checkbox"/> Other - Specify _____</p> </td> </tr> </table>	<p>Residential</p> <p>12 <input type="checkbox"/> One family</p> <p>13 <input type="checkbox"/> Two or more family - Enter number of units - - - - -> _____</p> <p>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter number of units - - - - -> _____</p> <p>15 <input type="checkbox"/> Garage</p> <p>16 <input type="checkbox"/> Carport</p> <p>17 <input type="checkbox"/> Other - Specify _____</p>	<p>Nonresidential</p> <p>18 <input type="checkbox"/> Amusement, recreational</p> <p>19 <input type="checkbox"/> Church, other religious</p> <p>20 <input type="checkbox"/> Industrial</p> <p>21 <input type="checkbox"/> Parking garage</p> <p>22 <input type="checkbox"/> Service station, repair garage</p> <p>23 <input type="checkbox"/> Hospital, institutional</p> <p>24 <input type="checkbox"/> Office, bank, professional</p> <p>25 <input type="checkbox"/> Public utility</p> <p>26 <input type="checkbox"/> School, library, other educational</p> <p>27 <input type="checkbox"/> Stores, mercantile</p> <p>28 <input type="checkbox"/> Tanks, towers</p> <p>29 <input type="checkbox"/> Other - Specify _____</p>
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<p>B. OWNERSHIP</p> <p>8 <input type="checkbox"/> Private (individual, corporation, nonprofit institution, etc.)</p> <p>9 <input type="checkbox"/> Public (Federal, State, or local government)</p>			

<p>C. COST</p> <p>10. Cost of improvement..... \$ _____</p> <p><i>To be installed but not included in the above cost</i></p> <p>a. Electrical..... \$ _____</p> <p>b. Plumbing..... \$ _____</p> <p>c. Heating, air conditioning..... \$ _____</p> <p>d. Other (elevator, etc.)..... \$ _____</p> <p>11. TOTAL COST OF IMPROVEMENT \$ _____</p>	<p>(Omit cents)</p> <p>Nonresidential - Describe in detail proposed use of buildings, e.g., food processing plant, machine shop, laundry building at hospital, elementary school, secondary school, college, parochial school, parking garage for, department store, rental office building, office building at industrial plant. If use of existing building is being changed, enter proposed use.</p> <p>_____</p> <p>_____</p> <p>_____</p>
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III. SELECTED CHARACTERISTICS OF BUILDING - For new buildings and additions, complete Parts E - L; for wrecking, complete only Part J, for all others skip to IV.

<p>E. PRINCIPAL TYPE OF FRAME</p> <p>30 <input type="checkbox"/> Masonry (wall bearing)</p> <p>31 <input type="checkbox"/> Wood frame</p> <p>32 <input type="checkbox"/> Structural steel</p> <p>33 <input type="checkbox"/> Reinforced concrete</p> <p>34 <input type="checkbox"/> Other - Specify _____</p>	<p>G. TYPE OF SEWAGE DISPOSAL</p> <p>40 <input type="checkbox"/> Public or private company</p> <p>41 <input type="checkbox"/> Private (septic tank, etc.)</p>	<p>J. DIMENSIONS</p> <p>48. Number of stories.....</p> <p>49. Total square feet of floor area, all floors, based on exterior dimensions.....</p> <p>50. Total land area, sq. ft.....</p>	
<p>F. PRINCIPAL TYPE OF HEATING FUEL</p> <p>35 <input type="checkbox"/> Gas</p> <p>36 <input type="checkbox"/> Oil</p> <p>37 <input type="checkbox"/> Electricity</p> <p>38 <input type="checkbox"/> Coal</p> <p>39 <input type="checkbox"/> Other - Specify _____</p>	<p>H. TYPE OF WATER SUPPLY</p> <p>42 <input type="checkbox"/> Public or private company</p> <p>43 <input type="checkbox"/> Private (well, cistern)</p>	<p>K. NUMBER OF OFF-STREET PARKING SPACES</p> <p>51. Enclosed.....</p> <p>52. Outdoors.....</p>	<p>L. RESIDENTIAL BUILDINGS ONLY</p> <p>53. Number of bedrooms.....</p> <p>54. Number of bathrooms</p> <p style="margin-left: 20px;">} Full.....</p> <p style="margin-left: 20px;">} Partial.....</p>
<p>I. TYPE OF MECHANICAL</p> <p>Will there be central air conditioning?</p> <p>44 <input type="checkbox"/> Yes 45 <input type="checkbox"/> No</p> <p>Will there be an elevator?</p> <p>46 <input type="checkbox"/> Yes 47 <input type="checkbox"/> No</p>			

NO. STREET

IV. IDENTIFICATION - To be completed by all applicants

Name		Mailing address - Number, street, city, and State	ZIP code	Tel. No.
1. Owner or Lessee				
2. Contractor			Builder's License No.	
3. Architect or Engineer				

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

Signature of applicant	Address	Application date
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DO NOT WRITE BELOW THIS LINE

V. PLAN REVIEW RECORD - For office use

Plans Review Required	Check	Plan Review Fee	Date Plans Started	By	Date Plans Approved	By	Notes
BUILDING		\$					
PLUMBING		\$					
MECHANICAL		\$					
ELECTRICAL		\$					
OTHER _____		\$					

VI. ADDITIONAL PERMITS REQUIRED OR OTHER JURISDICTION APPROVALS

Permit or Approval	Check	Date Obtained	Number	By	Permit or Approval	Check	Date Obtained	Number	By
BOILER					PLUMBING				
CURB OR SIDEWALK CUT					ROOFING				
ELEVATOR					SEWER				
ELECTRICAL					SIGN OR BILLBOARD				
FURNACE					STREET GRADES				
GRADING					USE OF PUBLIC AREAS				
OIL BURNER					WRECKING				
OTHER _____					OTHER _____				

VII. VALIDATION

Building Permit number _____ Building Permit issued _____ Building Permit Fee \$ _____ Certificate of Occupancy \$ _____ Drain Tile \$ _____ Plan Review Fee \$ _____	<p style="text-align: center;"><u>FOR DEPARTMENT USE ONLY</u></p> Use Group _____ Fire Grading _____ Live Loading _____ Occupancy Load _____
Approved by: _____ _____ _____	TITLE

TINICUM TOWNSHIP
BUILDING PERMIT REQUIREMENT CHECKLIST

In order to expedite your permit application the following documentation may be required for approval:
*All plans must be **SEPARATED AND FOLDED** into sets prior to submission*

- ___ Completed Building Permit Application (UCC Fee required \$4.50 along with permit fee)
- ___ Completed Plumbing Permit Application
- ___ Completed Plumbing Registration Form (Master Plumber & Journey Man)
- ___ Completed HVAC Permit Application w/cut sheet
- ___ Completed Electrical Permit Application – (2) Sets of Plans Must be separated from complete set for UCC Inspector review (Low Voltage, Fire Alarms Etc., Permits Must Be Submitted) if electrical only must submit 5 sets of plans
- ___ Completed Grading Permit Application along with setback information must be submitted
(Use this form for drilling, boring, test hole, patios, etc.)
- ___ Complete Flood Plain application and fees must be submitted with every **Grading Application**
- ___ Completed Contractor &/or Sub Contractor Registrations
(List Of Contractors & Subs Need To Be Submitted With Building Permit Application)
- ___ Completed Fire Alarm Application w/ (5) set of Plans & cut sheets (Separate Permits are required)
- ___ Completed Sprinkler Application w/ (4) set of Plans & cut sheets (Separate Permits are required)
- ___ Workers Compensation Form pursuant to the Worker’s Compensation reform Act, P.A. 44.
*Homeowners are **NOT** considered contractors.*
- ___ Four (3 Paper & 1 flash drive) sets of Blueprints depicting scope of work and A Registered Architect must seal the plans. The Building Official may waive the registered design professional seal if the work is of a minor nature.
- ___ Three (3) Plot Plans indicating – Zoning requirements, Driveway, Utilities, Set Backs, etc.
- ___ Three (3) Sets of Grading Plans demonstrating compliance with proper Stormwater Management, Erosion & Sediment Controls per the Township’s Grading Ordinance. Flood Plain application required
(All Fees for Grading Inspections/Engineers Service Must be PAID)
- ___ Road Opening Permit for new access to lot indicating clear sight triangle, distances, drainage swales.
(State Highway required State approval – Copy to be submitted to Township Prior to the start of ANY work)
- ___ Electrical Plans must be review by a UCC Electrical Inspector, It Must Be the SAME inspector/agency to perform all inspections that reviewed and approved the plans, the rough wire and final electrical inspection and Final inspection forms/cards must be submitted to the Township for your job.
- ___ All application fees must be submitted with applications (See Fee Schedule for Tinicum Township www.Tinicumtwpdelco.com) Check/s can be made payable to “Township of Tinicum”

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

This list does not preclude any other Local, Federal or State approvals. When in doubt please contact the Building Inspector at (610)-521-3530.

Applicant Signature _____ Receiver’s Signature _____

TINICUM TOWNSHIP

PROCEDURE FOR APPLICATION FOR BUILDING PERMIT UNDER THE PARAMETERS OF ACT 45 THE UNIFORM CONSTRUCTION CODE/2015 INTERNATIONAL BUILDING CODE.

Section 403.42a. Non-Residential Permit Application;

A permit applicant shall submit an application to the building official and attach construction documents

- 1) **Plans and Specifications:** The application shall be accompanied by not less than (4) copies of specifications and of plans sealed by a registered design professional drawn to scale, with sufficient clarity and dimensions to show the nature of character of the work to be performed. The building official may waive the requirement for filing plans when the work involved is of a minor nature.
- 2) **Site Plan:** There shall also be 3 site (plot) plans showing to scale the size and location of all the new construction and all existing structure on the site, distances for lot lines, the established street grades and the proposed finished grade, and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the plot plan shall show all construction to be demolished and the location and size of all existing structures and construction that are to remain on the site of plot. The building official is authorized to waive or modify the aforementioned requirements if warranted.

All existing non- residential buildings must utilize the Existing Building Code. The Accessibility Advisory Board in Harrisburg can only approve all waivers from Accessibility requirements. Forms are available upon request.

No permit will be issued without the required plans and specifications being submitted and approved by the Township. In addition, a permit will not be issued until the appropriate fees have been paid in accordance with Section 401.2a. Fees shall be as established by the Township Commissioners by Resolution.

A Use or/ & Occupancy Application Must be submitted at completion of JOB, NO permit will not be issued until less permit fees along with all inspection fees have been paid.

*When the above information is received, this office will complete the plan review. If you have any questions or require any additional information, contact Tinicum Township at
610-521-3530*

TINICUM TOWNSHIP

PROCEDURE FOR APPLICATION FOR BUILDING PERMIT UNDER THE PARAMETERS OF ACT 45 THE UNIFORM CONSTRUCTION CODE/2015 INTERNATIONAL RESIDENTIAL CODE

Section 403. Residential Permit Application;

Section R 105.3. Application for Permit, of the International Residential Code requires the following documentation to be submitted:

The application shall be accompanied with the following plans and specifications:

- IRC-R106- Plans and Specifications: The application for the permit shall be accompanied by not less than four (4) copies of specifications and of plans sealed by a registered design professional drawn to scale, with sufficient clarity and detail dimensions to show the nature of character of the work to be performed. The building official may waive the requirements of construction documents and/or the seal of a registered design professional when the work involved is of minor nature.
- IRC-R106.2 Site Plan: There shall also be a site plan showing to scale the size and location of all the new construction and all existing structures on the site, distances from lot lines. In the case of demolition the plot plan shall show all existing structures and construction that are to remain on the site of plot
- Zoning Permits and a site plan are required for detached accessory structures under 1000 square feet and decks less than 30 inches from finished grade are considered non-regulated structures. A Building Permit is not required.
- Numerous exemptions are provided under the Uniform Construction Code. Please contact the Building Inspector for clarification.

No permit will be issued without required plans and specifications being submitted. In addition, a permit will not be issued until the appropriate fees have been paid in accordance with Section 401.2a. Fees shall be as established by the Township Commissioners currently in use at time of application. A use & occupancy permit will not be issued until the permit fee along with all inspection fees has been paid.

When the above information is received, this office will complete the plan review. If you have any questions or require any additional information, contact Tinicum Township at

610-521-3530

Tinicum Township
MANDATORY BUILDING INSPECTION STAGE

- **ZONING SET BACK** – Prior to excavation to determine the structures compliance with Zoning requirements (this inspection can be waved at the discretion of the Zoning Official).
- **CONCRETE** – Footing/Foundation/Walls/Slabs/Piles, Etc. – Prior to the placement of any concrete after excavation/forms/auger holes, etc. is complete and all required reinforcement is in place. Independent Testing Agency certification may be required.
- **BACKFILL** – Before backfill is placed. Foundation waterproofing, insulation and footing drains, etc. are complete.
- **PRE CLOSE** – Prior to the installation of insulation and drywall after all electrical wiring, plumbing, piping, and HVAC are complete. A pressure test is required on piping, duct testing (if applicable) and a rough electrical inspection is required.
- **INSULATION/THERMAL** – Prior to installation of drywall, and/or any form of thermal product to assure compliance with the International Energy Conservation Code.
- **FINAL INSPECTION** – Prior to Issuance of Certificate of Occupancy. All construction work, grading and seeding, is complete. Final Electrical Inspection is required by a Certified Electrical Inspection Agency. Township Engineer’s approval of site work is MANDATORY.
- **OTHER INSPECTIONS** – In addition to inspection listed above the Building Inspector may make and/or require any other inspections to ascertain compliance with the Building Code and Ordinances of the Township.
- **CERTIFICATE OF USE OR/ & OCCUPANCY** – A certificate of use or/ & occupancy, indicating completion of the work for which a permit was issued, must be obtained prior to the occupancy of any structure.
- ***NOT ALL OF THE AFORMENTIONED INSPECTIONS MAY BE APPLICABLE TO YOUR PROJECT. WHEN IN DOUBT, PLEASE CONTACT THE BUILDING INSPECTOR.***
- ***ALL SITE WORK, EROSION & SEDIMENTATION CONTOL; STORMWATER MANAGEMENT MUST BE INSPECTED BY THE TOWNSHIP ENGINEER.***
- ***IT IS THE CONTRACTORS RESPONSIBILITY TO SCHEDULE INSPECTIONS.***

*****All inspections REQUIRE 48 Hours’ Notice*****

Acknowledged and accepted _____
Submitter, Contractor & Sub Contractor *Date*

Township Official _____

Tinicum Township
REQUIRED SUBMISSIONS
COMMERCIAL/RESIDENTIAL – ADDITIONS/NEW
CONSTRUCTION

Items required by Tinicum Township to comply with the Uniform Construction Code of Pennsylvania.

Submit four (4) complete set of the following:

- **Site Plans** – A site plan (3 sets) is required that indicates the location of each building as it relates to other structures, property lines and public ways.
- **Street Opening Permit** – Driveway and/or access roads entering onto state highways require PENNDOT permits prior to building permit (Copy of approval needs to be submitted to the Township)
- **Construction Plans** – Please Provide four (4) complete sets of construction documents. Plans should bear the original signature and seal of a Pennsylvania registered design professional. Please provide plans of adequate scale to clearly discern all notes, details and drawings. Plans drawn to ¼ scale will often satisfy the requirements.
- **Plumbing Plans** – Please provide detailed plumbing plans. This should include pipe sizing, pitch, length of run etc.; Plumbing plans should include drain, waste, vent domestic water, and gas piping and type of material to be used.
- **Mechanical Plans** – Please provide mechanical plans and calculations. Please Indicate on plans the duct size and CFM per register. Unit specifications should also be included.
- **Energy Code** – Please provide energy code date. This may be submitted in any fashion permitted by the International Energy Conservation Code.
- **Electric** – Please provide an electrical layout plan. Plans must be submitted to an approved electrical underwriter for plan review. Resubmit signed copies to the Township. The underwriter is also responsible to conduct rough and final inspections.
- **Engineered Products** – Please provide specifications on all engineered wood products. Roof truss plan, engineered beams, floor trusses (open-web, or I-joist type), engineered layout plans and certifications, signed & Sealed by a design professional.
- **Liability Statement** – Must be signed by homeowners or authorized agent and returned with application.
- **Code data summary** – The code data for the building is required to be on the plans. For your reference, the current adopted codes are as follows:

2105 International Code Series as mandated by the State of Pennsylvania.

******Please note: Some codes have been amended; please contact the Township for a complete copy for the local amendments. ******

When the above information is received, this office will complete the plan review. If you have any questions or require any additional information, contact Tinicum Township at

610-521-3530

Tinicum Township Final Inspection Use or Occupancy Documentation

The Following documentation and/or certifications are required to be submitted to the Township prior to the Final Inspection for Use or Occupancy:

1. Application for a Certificate of Use or/ & Occupancy, must be submitted to the Township prior to completion of Job. Applications are available at Town hall or via the web site (www.tinicumtwpdelco.com)
2. A letter of Substantial Completion from the Architect and/or Design Professional.
3. Fire Protection Systems if installed/ altered
 - a) NFPA 13 Certification Forms
 - b) NFPA 72 Certification Forms
4. Final Electrical Inspection Certificate for all electrical work including low voltage.
5. HVAC Documentation as required per Section 403.1.5, Balancing 2015 International Mechanical Code.
6. Commercial Kitchen – Documentation of successful completion of the required tests per Section 506.3.2.5 and Section 507.6 of the 2015 International Mechanical Code.
7. Approval by the Township Engineer
8. Approval by the Township Fire Marshal
9. Approval by the Township Plumbing Inspector
10. Approval by Health Official
11. Accessibility Certification/Inspection
12. PA State Elevator Certification
13. PA State Boiler Certification
14. Special Inspection approval by Third Party Agency
15. 48-hour notice required for all inspections

**NOTE ALL OF THE AFOREMENTIONED MAY BE APPLICABLE TO YOUR
PROJECT
WHEN IN DOUBT PLEASE CONTACT THE BUILDING OFFICIAL.**

*When the above information is received, this office will complete the plan review. If you have any questions or require any additional information, contact Tinicum Township at
610-521-3530*

Tinicum Township
UNIFORM CONSTRUCTION CODE UPDATE CONTRACTOR NOTICE

ATTACHED ARE THE NEW REQUIREMENTS ADOPTED BY THE STATE OF PENNSYLVANIA REGARDING SUBMITTALS FOR ALL NON-RESIDENTIAL PLAN SUBMITTALS THAT BECAME EFFECTIVE October 1, 2018.

ALL ACCESSIBILITY (HANDICAPPED) PLAN SUBMITTALS MUST COMPLY WITH THE PROVISIONS OF CHAPTER 11 AND APPENDIX E OF THE 2012 INTERNATIONAL BUILDING CODE. THE AMERICANS WITH DISABILITIES ACT IS A FEDERAL STANDARD ADMINISTERED BY THE FEDERAL GOVERNMENT
ALL OTHER CODE REQUIREMENTS MUST COMPLY WITH CHAPTER 2-10, 12-29 AND 31-35 OF THE 2015 INTERNATIONAL BUILDING CODE.

TINICUM TOWNSHIP HAS ADOPTED INDEPENDENTLY THE INTERNATIONAL FIRE CODE. THIS CODE IS A STAND-ALONE CODE ADMINISTERED BY THE TOWNSHIP FIRE MARSHAL.

Annex "A"

Title 34. Labor and Industry Part

XIV. Uniform Construction Code

*Chapter 401. Uniform Construction Code Training and
Certification of Code Administrators*

~401.1. Definitions.

The following words and terms, when used in the part, have the following meanings, unless the context clearly indicates otherwise:

International Building Code – Chapter 2-10, 12-29 and 31-35 of the "International Building Code 2015" (first Printing) issued by the ICC and Chapter 11 and Appendix E of the "International Building Code 2015" issued by the ICC. The term includes all errata issued by the ICC.

Chapter 403. Administration Standards

~403.21. Uniform Construction Code

(a) The Department adopts and incorporates by reference the following codes as the Uniform Construction Code:

(1) The Provisions of Chapter 2-10, 12-29 and 31-35 of the "International Building Code, " (2015)

(2) Chapter 11 of the International Building Code of 2015.

(12) Appendix E of the ["International Building Code."] of 2015.

When the above information is received, this office will complete the plan review. If you have any questions or require any additional information, contact Tinicum Township at

610-521-3530

Chapter 395. Zoning

Article IV. General Regulations

§ 395-22. Purposes.

The purpose of this article is to set forth certain regulations and standards that are either common to all zoning districts or applicable to more than one district.

§ 395-24. Projections into required yards.

No principal building or part thereof shall be erected in the front yard. No principal building or part thereof, shall project into any rear or side yard in any district, except for unenclosed porches, decks, one-story bay windows, chimneys, balconies, fire escapes, cornices, or steps and none of these, except unenclosed decks, shall encroach more than three feet into any required yard. In no case shall unenclosed decks extend into side or rear yards for a distance that exceeds 50% of the distance required in the side or rear yard.

§ 395-25. Accessory uses and structures.

- A. Accessory structures shall, except where specifically stated otherwise in this chapter, be located only in the side or rear yards.
- B. In the case of corner lots, accessory structures shall not be placed closer to the side street than the principal building. However, fences and satellite antennas are exempted from this regulation.
- C. Accessory structures shall not exceed the following heights:

District	Maximum Height (feet)
Residential districts	15
C-1, C-2, and C-3	20
C-4, C-4A, I-B, H-I	50
Other districts	20

- D. The minimum setback for accessory structures shall be three feet at both the side and rear lot lines, unless specifically stated otherwise in this chapter.

- E. Accessory structures shall be placed not less than seven feet from the principal building.
- F. Accessory structures shall not be used for human habitation.
- G. A private garage may be erected within a rear yard or side yard, provided that the three-foot setbacks as noted in Subsection D above are maintained.
- H. Only one utility/storage shed shall be permitted on a lot.
- I. Sheds shall have a floor area not exceeding 200 square feet.
[Amended 2-20-2007 by Ord. No. 805]

Chapter 395. Zoning

Article IX. Miscellaneous Provisions

§ 395-65. Nonconforming buildings and uses.

- A. On and after the effective date of this chapter, a building or use which is not in conformity with the requirements of the district within which it is located may be continued in its present location, provided no subsequent alteration or addition is made which would extend the building or use for more than 25% of the cubical contents of the building or buildings or 25% of the land existing and so used at the aforementioned time, whichever is the lesser, provided that if the nonconforming use by a Township, school district, municipal authority or other unit of government, said percentage limitations shall not limit such expansion. All additions shall conform to the area and height regulations of the district within which they are located.
- B. A nonconforming building destroyed by fire, explosion, flood, windstorm or other phenomenon of nature to the extent of 75% or less of its size or value may be reconstructed to the size and shape which existed at the time it was destroyed, provided that its restoration be completed within three years from the date it was destroyed.
- C. Whenever a nonconforming use has been changed to a use permitted in a more restrictive district or to a conforming use, it shall thereafter not revert to the previous nonconforming use or to one permitted in a less restricted district. Whenever yards, courts, setbacks or heights of buildings exceeding the regulations for such yards, courts, setbacks or heights in the district where the buildings are located are by structural alteration brought more nearly in conformance with such regulations, other than by phenomena of nature, the yards, courts, setbacks or heights shall thereafter not be made less conforming.
- D. Discontinuance of a nonconforming use for a period of one year or more shall be abandonment, and any subsequent use of the land or building shall conform to the regulations of the district wherein it is located.
- E. Structural exceptions. No wall, fence, steps, platform or other construction, the top of which is less than 36 inches above the curb level, shall be considered as occupying open area.
- F. Exceptions for private accessory garages, toolsheds and/or household storage structures. A private accessory garage, toolshed and/or household storage structure, subject to the provisions written below, may be erected anywhere in the rear yard of any lot, provided that:

(1)

The total area occupied by all buildings on the lot does not exceed that permitted in the district.

- (2) Any garage building, toolshed and/or household storage structure facing an alley, driveway, passageway or side street shall have an entrance at least three feet from the property line. In any event, the door or doors shall not swing outside the property line.
- (3) When constructed of materials rated as fireproof by the Building Code of Tinicum Township,^[1] said garage, toolshed and/or household storage structure may be erected along the party line.
[1] *Editor's Note: See Ch. 103, Construction Codes, Uniform.*
- (4) When constructed of materials rated as nonfireproof by said Building Code, said garage, toolshed and/or household storage structure must be at least three feet from any party line.
- (5) A private accessory garage, toolshed and/or household storage structure may be erected on any portion of those lots facing on Bartram Avenue between Delaware Street on the north and Industrial Highway on the south; provided, however, that there must be full compliance with Subsection **F(1), (2), (3) and (4)** above.

G. Any building in a residential or commercial district which shall be nonconforming for any reason may be used as a detached duplex residence when authorized as a special exception.

Addition, Pool, Fence, Deck, Shed, Garage, Driveways, and Grading projects must have a plot plan submitted for permit approval.

Plot plans **MUST** be provided showing the Following information:

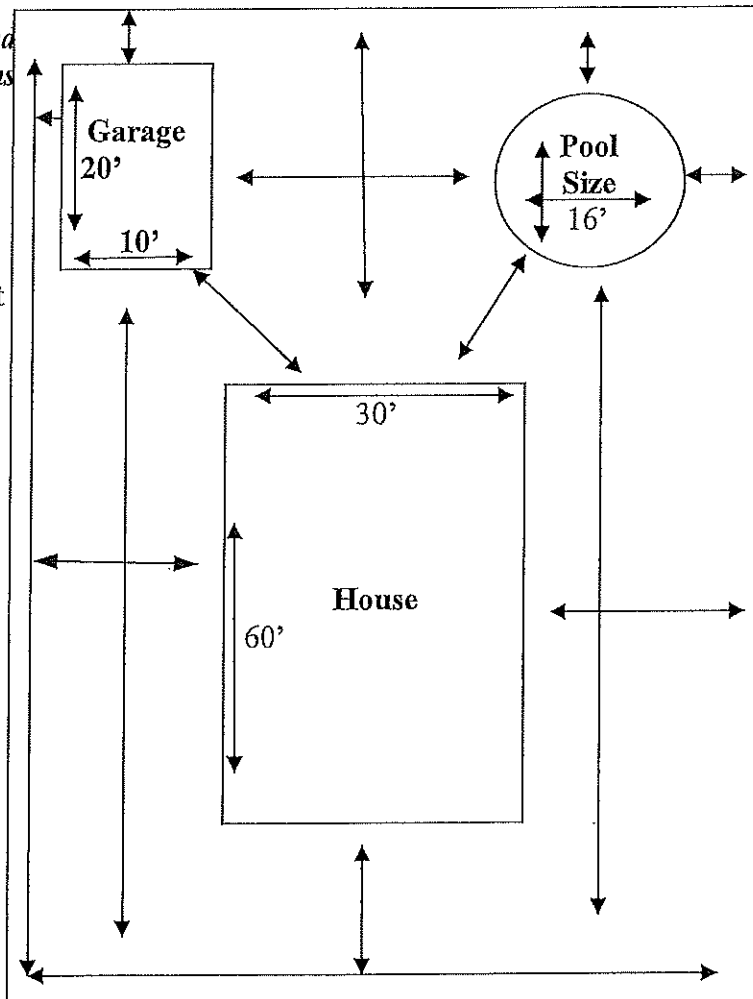
- 1.) Size of Property (**Lot Size**)
- 2.) Show any buildings already located on the site, with **Front yard Setback**, **Rear yard Setback**, and **Side yard Setbacks**.
- 3.) The Size of the buildings already built, Including Garage, Deck, Shed, Pool *if any*, and their setbacks.
- 4.) Any Improvements or additions must show planned Location (**Setback**).
- 5.) **Any improvements or Additions must include Drawings and all Pertinent Information for Construction.**
- 6.) **Corner properties** have 2 front yards, measuring of front property line from the centerline of the street measurement plus 15 feet and that starts your property line.
- 7.) **Setback information** should be 15' front, 15' rear and 7' side yards, if not your property maybe non-conforming. (For Residential Properties **ONLY**)
- 8.) **All arrows require measurements**, All Measurements are required of every item/s (size) of the structure/s that is on your Property

*****IF INSTALLING A POOL MUST SHOW DETAILS AND LOCATION OF PUMP/FILTER SYSTEM, MUST INCLUDE DETAILS OF ELECTRICAL ALSO*****

Dimension are required for all arrows and items on your property please complete by measuring all items.

DO NOT USE
This form, for your plot Plan drawing, put your plot plan on another piece of paper.

DO NOT USE the Dimension that are on this paper, it does not match your property.



Zoning

NEW HOME/ADDITION/DECK/SHED/GARAGE/POOL

**NOTE: PLOT PLAN SHALL SHOW LOCATION OF ALL BUILDING:
SWIMMING POOLS, SHEDS, GARAGES ETC.**

- 1.) Area of lot: _____ Sq. Ft.
- 2.) Main Building (**House**) Number of feet wide: Front _____ Rear _____
Number of feet long: _____ Number of Stories: _____
Total Sq. Ft: _____ Total Cubical Volume: _____
- 3.) Location: Front yard Setback _____ Ft.
Rear yard Setback _____ Ft.
Right yard Setback _____ Ft
Left yard Setback _____ Ft
- 4.) Accessory building: **Garage** - Number of feet wide front _____ rear _____
Number of Feet long: _____ Number of stories: _____
Total Sq. Ft: _____ Total cubical volume _____
- 5.) Location: Front yard setback: _____ Ft
Rear yard Setback _____ Ft.
Right yard Setback _____ Ft
Left yard Setback _____ Ft
- 6.) Accessory building: **Shed** - Number of feet wide front _____ rear _____
Number of Feet long: _____ Number of stories: _____
Total Sq. Ft: _____ Total cubical volume _____
- 7.) Location: Front yard setback: _____ Ft
Rear yard Setback _____ Ft.
Right yard Setback _____ Ft
Left yard Setback _____ Ft
- 8.) Accessory building: **Pool** - Number of feet wide front _____ rear _____
Number of Feet long: _____ Number of stories: _____
Total Sq. Ft: _____ Total cubical volume _____
- 9.) Location: Front yard setback: _____ Ft
Rear yard Setback _____ Ft.
Right yard Setback _____ Ft
Left yard Setback _____ Ft
- 10.) Accessory building: **Porch** - Number of feet wide front _____ rear _____
Number of Feet long: _____ Number of stories: _____
Total Sq. Ft: _____ Total cubical volume _____
- 11.) Location: Front yard setback: _____ Ft
Rear yard Setback _____ Ft.
Right yard Setback _____ Ft
Left yard Setback _____ Ft

- 12.) Accessory building: **Deck** - Number of feet wide front _____ rear _____
 Number of Feet long: _____ Number of stories: _____
 Total Sq. Ft: _____ Total cubical volume _____
- 13.) Location: Front yard Setback _____ Ft.
 Rear yard Setback _____ Ft.
 Right yard Setback _____ Ft
 Left yard Setback _____ Ft
- 14.) Number of Parking space provided: _____ (include on Plot Plan)
- 15.) Location: Front yard Setback _____ Ft.
 Rear yard Setback _____ Ft.
 Right yard Setback _____ Ft
 Left yard Setback _____ Ft
- 16.) Total area coverage: _____ sq ft
- 17.) Total remaining open space _____ sq ft.

COMMERCIAL & INDUSTRIAL USE

- 1) Number of businesses located on premises: _____
- 2) Number of Employees: _____
- 3) Number of Parking Spaces Provided: _____ (include on plot plan)
- 4) Number of vehicles owned by business: _____
- 5) Hours of operation : Starting Time _____ Quitting Time _____

Application is hereby made for the issuance of a Building Permit Pursuant to the plans and specifications herewith submitted:

- (1) Depth of foundation walls: _____
- (2) What will footing be? _____
 If stone, give size & thickness: size: _____ Thickness: _____
 If concrete, give: Width: _____ Thickness: _____ Composition: _____
- (3) If stone or concrete piers are used, give size: _____
 Size of footing under it: _____
- (4) If brick piers are used, give size: _____
 Size of footing under it: _____
- (5) Size of footing under columns: _____

(6) Foundation walls: Thickness _____ Material _____

(7) Composition of mortar in foundation walls: _____
In upper walls: _____

(8) Kind of sand used in mortar: _____

(9) Quality of Bricks Used: _____

10) State the thickness & Material of Walls:

Front: _____ Side: _____ Rear: _____ Material: _____

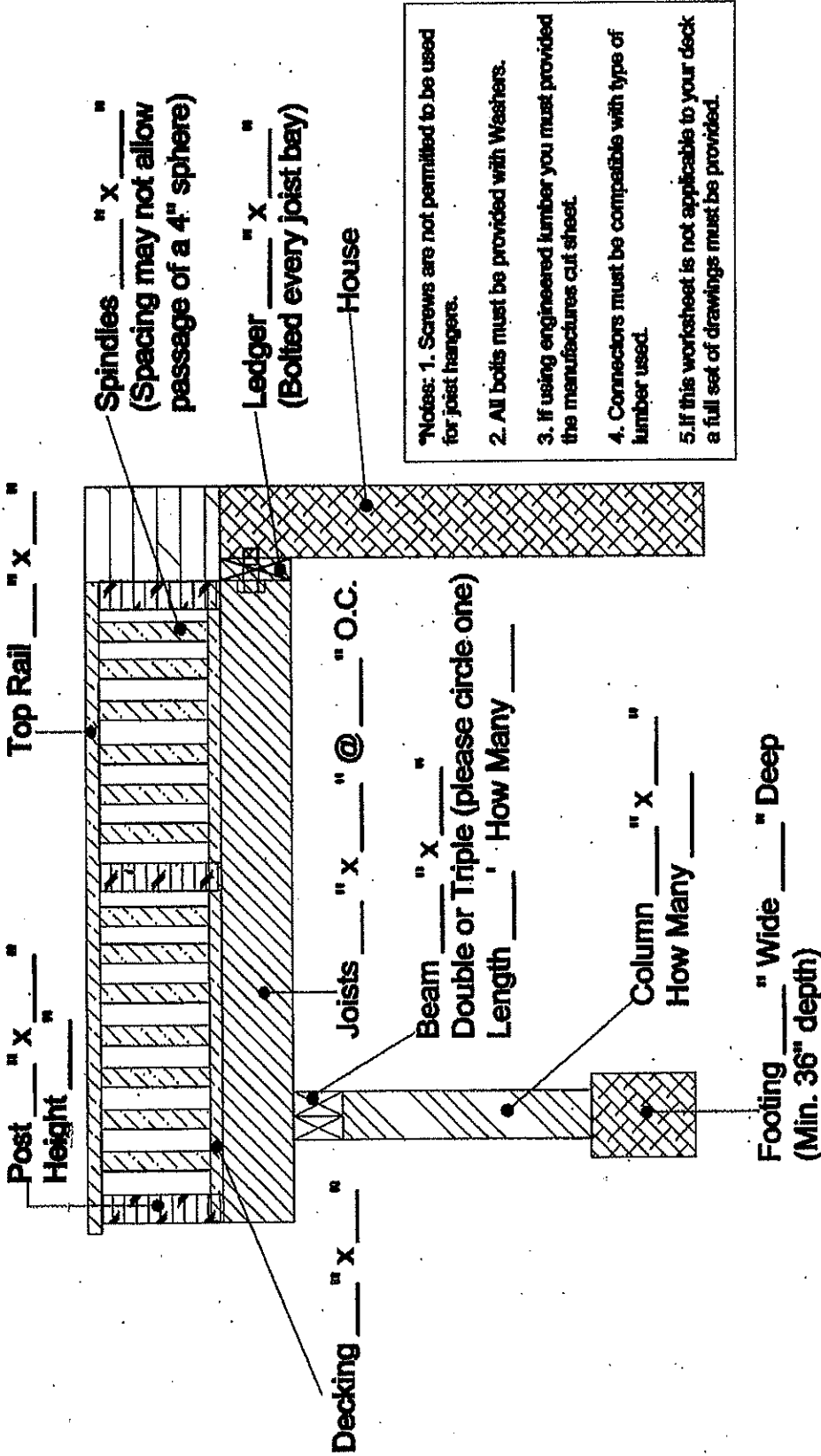
Basement: _____ 1st Story _____ 2nd Story _____ 3rd Story _____

Additional: _____

11) Type of Roof: _____ Material: _____

12) Material of floor joists: Girders: _____ Columns: _____

Typical Deck Worksheet



- *Notes:**
1. Screws are not permitted to be used for joist hangers.
 2. All bolts must be provided with Washers.
 3. If using engineered lumber you must provide the manufactures cut sheet.
 4. Connectors must be compatible with type of lumber used.
 5. If this worksheet is not applicable to your deck a full set of drawings must be provided.

Size of Deck: Width _____ Length from house _____ Height _____

Steps _____ Tread Depth _____ Width _____ Risers _____ Stringers _____ x _____ How Many _____

Will you need to create or enlarge any openings for a door? Yes or No
 If yes, you will need to provide a sectional drawing showing new lintel/header.