



**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 Title \$ _____ Plan Review Fee \$ _____	<b>FOR DEPARTMENT USE ONLY</b> 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)
- \_\_\_ Copy of Contract agreement, copy of DOA approval for Airport project's
- \_\_\_ Completed Plumbing Permit Application
- \_\_\_ 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, driveways, parking areas, etc.)
- \_\_\_ Complete Flood Plain application and fees must be submitted with every Grading Application
- \_\_\_ Completed Contractor &/or Sub Contractor Registrations for all trades.  
(List Of Contractors & Subs Need to Be Submitted with Building Permit Application)
- \_\_\_ Completed Fire Alarm Application w/ (4) 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 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  
(INVOICES For 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 Will 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 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](http://www.Tinicumtwpdelco.com)) Check/s can be made payable to "Township of Tinicum" NO permits will be excepted without Payment, unsure call the Building Code Department.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

Applicant Signature \_\_\_\_\_ Receiver's Signature \_\_\_\_\_

# TINICUM TOWNSHIP

## PROCEDURE FOR APPLICATION FOR BUILDING PERMIT UNDER THE PARAMETERS OF ACT 45 THE UNIFORM CONSTRUCTION CODE 2018 & 2021 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

THIS IS A MUST:

- 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 accepted without the required plans and specifications being submitted and in addition, no permits will be Excepted without the appropriate fees. Section 401.2a. Fees shall be as established by the Township Commissioners by Resolution.**

*A Use & Occupancy Application Must be submitted for every Project; NO permit will be issued until less permit fees along with all inspection fees have been paid.*

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

# TINICUM TOWNSHIP

## PROCEDURE FOR APPLICATION FOR BUILDING PERMIT UNDER THE PARAMETERS OF ACT 45 THE UNIFORM CONSTRUCTION CODE 2018 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 form 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 may not be required. How ever a Zoning application may be 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.*

PLEASE BE ADVISED WE HAVE 15 WORKING DAYS TO REVIEW RESIDENTAL PERMIT THAT ARE COMPLETE, ONCE CONTACTED BY BUILDING CODE OFFICAL CLOCK RESTARTS. CALLING AND COMING TO TOWNSHIP TO SEE IF PERMITS ARE READY WILL DELAY YOUR PERMIT PROCESS.



**Tinicum Township**  
**REQUIRED SUBMISSIONS**  
**COMMERICAL/RESIDENTIAL – ADDITIONS/NEW**  
**CONSTRUCTION**

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

- **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:

**2021 International Code Series as mandated by the State of Pennsylvania.**  
**January 1<sup>st</sup>, 2026**

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

## **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 via the web site ([www.tinicumtwpdelco.com](http://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 is required for all electrical work *including* low voltage. (Final Electrical Inspection by Reviewer Required)
5. HVAC Documentation as required Balancing Report etc., Per 2018/2021 International Mechanical Code.
6. Commercial Kitchen – Documentation of successful completion of the required tests per 2018/2021 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

*All Documents must be submitted to Township if applicable to your project*

**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 Code Department at 610-521-3530 ex 109 or 103*

**TOWNSHIP OF TINICUM**  
**REGULATING GRADING AND DRAINAGE**

Grading Permit No: \_\_\_\_\_

Date: \_\_\_\_\_

Application for Permit under Ordinance No. 2003-765, Amending Ord. 379

**\*\* Must have plot plans or architectural plans included with this permit \*\***

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Location and/or Description of Property:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Other Properties: Does work back up or discharge water on, or affect any other property or properties in any way?      Yes \_\_\_\_\_ No \_\_\_\_\_

If so, list and describe other properties and to what extent:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Plans Submitted:    Three (3) Copies required \*\*\*\*

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Registered Engineer: \_\_\_\_\_

**NOTE: 48 HOURS NOTICE IS REQUIRED PRIOR TO THE START OF CONSTRUCTION.**

GRADING & DRAINAGE PERMIT APPLICATION (Continued)

Description of work to be performed and method of operation:

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Method of maintaining and protecting existing drainage facilities:

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Anticipated date to begin work: \_\_\_\_\_

Anticipated date to complete work: \_\_\_\_\_

(Duration of Permit from date of issuance is one (1) year unless extended upon request & written approval of the Township Engineer. Additional costs of extension will be paid by applicant).

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Telephone: (home) \_\_\_\_\_ (cell) \_\_\_\_\_

Email: \_\_\_\_\_

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Fee: \$15.00 per Acre. If more than one (1) acre is graded, an additional fee of \$20 per \$1,000.00 of the cost of the project shall be charged in excess of the first acre.

Note: Applicant must pay any Engineering fees incurred.

Received from Applicant: \$ \_\_\_\_\_ Cash/Credit/Check #: \_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Township Official

\_\_\_\_\_  
Date

# Don't Let Storm Water Run Off With Your Time and Money!

## What the Construction Industry Should Know About Storm Water In Our Community

The construction industry plays an important role in improving our community's quality of life by not only providing new development, but also protecting our streams and rivers through smart business practices that prevent pollution from leaving construction sites.

Storm water runoff leaving construction sites can carry pollutants such as dirt, construction debris, oil, and paint off-site and into storm drains. In our community, storm drains carry storm water runoff directly to local creeks, streams, and rivers with no treatment. Developers, contractors, and homebuilders can help to prevent storm water pollution by taking the following steps:

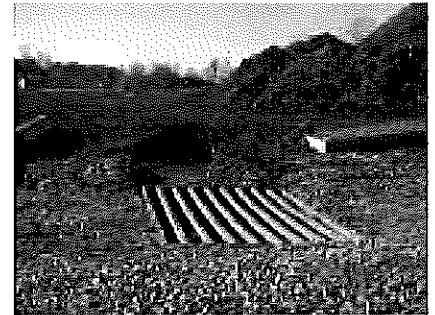
1. Comply with storm water permit requirements.
2. Practice erosion control and pollution prevention practices to keep construction sites "clean."
3. Conduct advanced planning and training to ensure proper implementation on-site.

The remainder of this fact sheet addresses these three steps.

### Storm Water Permit Requirements for Construction Activity

Planning and permitting requirements exist for construction activities. These requirements are intended to minimize storm water pollutants leaving construction sites.

- Pennsylvania's Erosion and Sediment Pollution Control Program (25 Pa. Code, Chapter 102) requires Erosion and Sediment Control Plans for all earth disturbing activities.
- The National Pollutant Discharge Elimination System (NPDES) Permit Program (25 Pa. Code, Chapter 92) requires that construction activities disturbing greater than one acre submit a Notice of Intent for coverage under a general NPDES permit.



Knowing your requirements before starting a project and following them during construction can save you time and money, and demonstrate that you are a partner in improving our community's quality of life. For more information about these programs, contact your local county conservation district office or the Department of Environmental Protection.

### Erosion Control Practices:

- Perimeter controls (e.g. silt fence)
- Sediment traps
- Immediate revegetation
- Phased, minimized grading
- Construction entrance
- Protection of streams and drainage ways
- Inlet protection



### An Ounce of Prevention

Rain that falls onto construction sites is likely to carry away soil particles and other toxic chemicals present on construction sites (oil, grease, hazardous wastes, fuel). Storm water, if not properly managed, carries these pollutants to streams, rivers, and lakes. Erosion and sediment control practices can serve as a first line of defense,

## **Pollution Prevention Practices:**

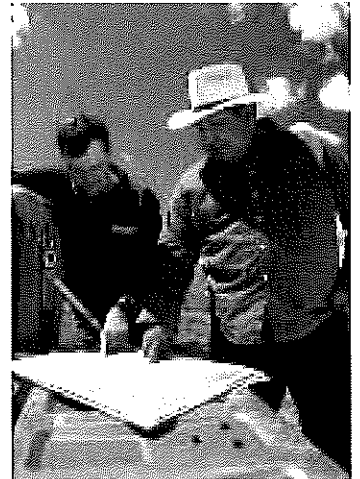
- Designated fueling and vehicle maintenance area away from streams.
- Remove trash and litter.
- Clean up leaks immediately.
- Never wash down dirty pavement.
- Place dumpsters under cover.
- Dispose of all wastes properly.

minimizing clean up and maintenance costs, and the impacts to water resources caused by soil erosion during active construction. Erosion controls can reduce the volume of soil going into a sediment control device, such as a sediment trap, therefore, "clean out" frequencies are lower and maintenance costs are less. When possible, divert water around the construction site using berms or drainage ditches.

In addition, use pollution prevention and "good housekeeping measures" to reduce the pollution leaving construction sites as well. This can be as simple as minimizing the pollution source's contact with rainwater by covering it, maintaining a "clean site" by reducing trash and waste, and keeping vehicles well maintained.

## **The Best Laid Plans**

Plans such as erosion and sediment control plans and storm water pollution prevention plans are important tools for outlining the erosion control and pollution prevention practices that you will use to manage storm water runoff prior to breaking ground. Developing good plans allows for proper budgeting and planning for the life of the project. Proper installation and maintenance of erosion and storm water controls is essential to a plan that works. Training for on-site staff helps to ensure the proper installation and maintenance of erosion controls and pollution prevention practices. Inspect controls and management techniques regularly to ensure they are working, especially after storm events. If polluted storm water is leaving the site, you may need to repair or add additional storm water controls.



## **The Bigger Storm Water Picture**

Your community is preventing storm water pollution through a comprehensive storm water management program. This program addresses storm water pollution from construction, but it also deals with new development, illegal dumping to the storm sewer system, and municipal operations. It will also continue to educate the community and get everyone involved in making sure the only thing that storm water contributes to our streams is . . . water! Contact your community or the Pennsylvania Department of Environmental Protection for more information about storm water management.

### **For more information:**

Pennsylvania Association of Conservation District's:  
<http://www.pacd.org/default.html>

Pennsylvania Handbook of Best Management Practices for Developing Areas:  
[http://www.pacd.org/products/bmp/bmp\\_handbook.html](http://www.pacd.org/products/bmp/bmp_handbook.html)

Storm Water Manager's Resource Center:  
<http://www.stormwatercenter.net>

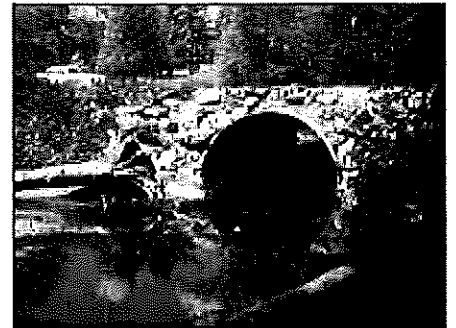
Pennsylvania Department of Environmental Protection:  
<http://www.dep.state.pa.us>



## What is the MS4 Stormwater Program?

**Untreated or uncontrolled stormwater runoff is the number one cause of impairment in our local waterways.** Polluted runoff is often transported through municipal stormwater systems where it is eventually discharged into streams untreated. The Environmental Protection Agency (EPA) has established a municipal stormwater management program known as the **MS4 Program** that is intended to improve our Nation's waters by reducing the quantities of pollutants that stormwater picks up and carries into the storm sewer systems during a storm event. As part of the MS4 Program, your municipality holds a permit to discharge their stormwater into local waterways. This permit requires the municipality to design a stormwater management program that reduces the discharge of pollutants to the maximum extent possible, that protects water quality and that satisfies the water quality requirements of the Clean Water Act. In Pennsylvania, the MS4 program is administered by the Department of Environmental Protection (DEP).

The MS4 stormwater management program has six elements termed "minimum control measures" which when implemented should result in significant reduction in pollutants discharged into receiving waters. The six minimum control measures and the actions required by your municipality are outlined below.



### **1. Public Education and Outreach**

Distribute educational materials and conduct outreach to inform citizens about the impacts that stormwater runoff has on water quality.

### **2. Public Participation/Involvement**

Provide opportunities for citizens to participate in the stormwater management program or other programs which improve water quality.

### **3. Illicit Discharge Detection and Elimination**

Develop and implement a plan to detect and eliminate non stormwater discharges into the stormwater system.

### **4. Construction Site Runoff Control**

Develop, implement and enforce an erosion and sediment control program for construction site activities of that disturb one acre or greater.

### **5. Post-Construction Runoff Control**

Develop, implement and enforce a program to address discharges of post-construction stormwater runoff from new development or redevelopment areas.

### **6. Pollution Prevention/Good Housekeeping**

Develop and implement a program that reduces or prevents pollutant runoff from municipal operations

Your municipality is committed to improving water quality in their watershed through better management of stormwater runoff. Every resident and business owner can participate in their municipal stormwater program by reducing or preventing pollutant runoff from their own property and by reporting any non stormwater discharges into their local waterways.

Township of Tinicum, PA  
Friday, May 29, 2026

## Chapter 124. Drainage, Grading and Erosion Control

[HISTORY: Adopted by the Board of Commissioners of the Township of Tinicum 11-20-1978 by Ord. No. 528. Amendments noted where applicable.]

### GENERAL REFERENCES

Uniform construction codes — See Ch. 103.

Floodplain management — See Ch. 159.

Land development — See Ch. 188.

Subdivision of land — See Ch. 335.

### § 124-1. Title.

This chapter shall be known and may be cited as the "Township of Tinicum Grading, Drainage and Erosion Control of Land Ordinance."

### § 124-2. Purpose.

The purpose of this chapter is to regulate the modification of the natural terrain, the alteration of drainage and the maintenance of artificial structures and surfaces within the Township of Tinicum so as to assure and safeguard the health, safety, morals and general welfare of the citizens of the Township of Tinicum.

### § 124-3. Activities requiring permit.

- A. It shall be unlawful for any person, firm or corporation to pave, fill, strip, grade or regrade any land within the Township of Tinicum without first securing a permit as hereunder provided.
- B. It shall be unlawful for any person, firm or corporation to disturb, modify, block, divert or affect the natural overland or subsurface flow of stormwater within the Township of Tinicum without first securing a permit as hereunder provided.
- C. It shall be unlawful for any person, firm or corporation to construct, erect or install any drainage dam, ditch, culvert, drainpipe, bridge or any other structure or obstruction affecting the drainage of any premises in the Township of Tinicum without first securing a permit as hereunder provided.

### § 124-4. Application procedure.

- A. Any person, firm or corporation proposing to engage in an activity requiring a permit shall apply for a permit by written application on a form furnished by the Township of Tinicum.
- B. The application for a permit shall be accompanied by a map or diagram of the property showing the location of all present and proposed ditches, streams, pipes and other drainage structures and cuts or fills. In addition to showing elevations, dimensions, location and extent of all proposed grading and/or drainage, the plans shall clearly indicate all buildings, parking areas and driveways. Further, the application shall indicate the present and proposed sources, storage and dispositions of water

being channeled through or across the premises, together with elevation, gradients and maximum flow rates. The application shall describe the work to be performed, the materials to be used and the manner or method of performance, including provisions for protecting and maintaining existing drainage facilities in the Township of Tinicum, whether on public or private property. If load-bearing fill is proposed, a soils investigation report shall be submitted which shall consist of test borings, laboratory testings and engineering analysis, to correlate surface and subsurface conditions with the proposed rating plan. The results of the investigation shall be presented in a report by a soil engineer which shall include data regarding the nature, distribution and supporting ability of existing soils and rock on the site; conclusions and recommendations for grading requirements and erosion control; and recommendations to ensure stable soil conditions and groundwater control, as applicable. The Township may require such supplemental reports and data as it deems necessary. Recommendations included in such reports and approved by the Township shall be incorporated in the plan or specifications.

## § 124-5. Permit fees; duration of permit.

[Amended 7-21-2003 by Ord. No. 765]

- A. Permit fees. The application for a permit to grade shall be accompanied by a permit fee of \$15 for the first acre of land or less. If more than one acre is graded as described in the chapter, an additional fee of \$20 per \$1,000 of the cost of the project shall be charged in excess of the first acre.
- B. Duration of permit. All permits issued pursuant to this chapter shall be for one year from the date of its issuance unless extended upon request to and written approval of the Township Engineer. The applicant shall bear the additional costs of inspection in determining whether any extension is warranted.

## § 124-6. Bond requirements.

All applicants for a permit involving an area greater than 1/2 acre shall, before any permit is granted, post a bond with the Township of Tinicum in the sum of at least \$10,000, the exact sum to be determined by the Township Engineer, with corporate surety to be approved by the Township Solicitor, the conditions of which shall be a full and complete compliance with this chapter and all terms of the permit.

## § 124-7. Issuance of permit.

Upon the submission of an application which conforms to the provisions of this chapter, the Township Code Enforcement Officer, after consultation with and approval of the Township Engineer if deemed necessary, shall issue the necessary permit.

## § 124-8. Standards for permit approval.

- A. Notwithstanding any provision of this chapter or any condition of the permit, the permittee is responsible for the prevention of damage to other property or personal injury, which may be effected by the activity requiring a permit.
- B. No person, firm or corporation shall modify, fill, excavate or regrade land in any manner so close to a property line as to endanger or damage any adjoining public street, sidewalk, alley or any other public or private property without supporting and protecting such property from settling, cracking, erosion, sediment or other physical damage or personal injury which might result.

- C. No person, firm or corporation shall deposit or place any debris or any other material whatsoever, or cause such to be thrown or placed, in any drainage ditch or drainage structure in such a manner as to obstruct free flow.
- D. No person, firm or corporation shall fail to adequately maintain in good operating order any drainage facility on his premises. All drainage ditches, culverts, drainpipes and drainage structures shall be kept open and free-flowing at all times.
- E. The owner of any property on which any work has been made pursuant to a permit granted under the provisions of this section shall continuously maintain and repair all graded surfaces and anti-erosion devices, retaining walls, drainage structures or means and other protective devices, plantings and ground cover installed or completed.
- F. All plans and specifications accompanying applications for permits shall include provisions for both interim (temporary) and ultimate (permanent) erosion and sediment control.
  - (1) The design, installation and maintenance of erosion and sediment control measures shall be accomplished in accordance with guidelines as may be established from time to time by the United States Department of Agriculture, Natural Resources Conservation Service.
  - (2) All graded surfaces shall be seeded, sodded and/or planted or otherwise protected from erosion as soon as practicable and shall be watered, tended and maintained until growth is well established at time of completion and final inspection.
- G. Natural and/or existing slopes exceeding five horizontal to one vertical shall be benched or continuously stepped into competent materials prior to placing all classes of fill.
- H. Fills toeing out on natural slopes steeper than four horizontal to one vertical shall not be made unless approved by the Township after receipt of a report, deemed acceptable by the Township Engineer, by a soil engineer certifying that he has investigated the property and made soil tests and that in his opinion such steeper slopes will safely support the proposed fill.
- I. All trees in areas of grade change shall be removed unless protected with suitable tree wells.
- J. The following provisions apply to the carrying and disposal of stormwater runoff:
  - (1) All drainage facilities shall be designed in the most practicable fashion to carry surface water in such a manner as to prevent erosion, overflow or ponding.
  - (2) The ponding of water shall not be permitted above cut or fill slopes or on drainage terraces, nor shall water be impounded on adjacent property. Adequate drainage facilities shall be provided to prevent such ponding.
  - (3) The applicant shall make adequate provisions to prevent any surface waters from damaging the face of any excavation or fill. All slopes shall be temporarily and permanently protected from surface water runoff from above by interceptor and diversion berms, swales, brow or berm ditches and shall be sodded, seeded and planted, unless the Township determines that such treatment is unnecessary and specifically waives this requirement.
  - (4) All drainage terraces, interceptor and diversion berms, swales and brow or berm ditches shall be designed and constructed and, when required by the Township Engineer, shall be piped or paved or otherwise improved to the satisfaction of the Township.
- K. When required, adequate provisions shall be made for dust control measures as are deemed acceptable by the Township.
- L. When required, the applicant shall agree to the granting and recording of easements for drainage facilities, including acceptance of the discharge of water on the property of others, provisions for maintenance of slopes and swales and access for the maintenance of anti-erosion facilities.

## § 124-9. Inspections.

- A. The applicant, in any activity requiring a permit and which involves 10 or less single-family residences, after commencing initial operation, shall request inspection by the Township Engineer:
- (1) Upon completion of stripping, the stockpiling of topsoil and disposal of all unsuitable material but prior to beginning any other preparation of the ground.
  - (2) Upon completion of preparation of ground to receive fill but prior to beginning any placement.
  - (3) Upon completion of rough grading but prior to placing topsoil, permanent drainage or other site development improvements and ground covers.
  - (4) Upon completion of final grading, permanent drainage and erosion control facilities, including established ground covers and planting and all other work of the permit.
- B. The applicant, in all cases other than those referred to in Subsection A above, after commencing initial operations, shall request inspections by the Township Engineer, at the following stages in the development of the site or of each subdivision thereof:
- (1) Prior to commencement of grading operations to determine suitability of all proposed fill materials.
  - (2) Upon completion of stripping, the stockpiling of topsoil and disposal of all unsuitable material but prior to beginning or any other preparation of the ground.
  - (3) Upon completion of preparation of ground to receive fill but prior to beginning or placement, an inspection of proof rolling.
  - (4) Upon completion of structural fill, placement such that the following earth-fill procedures are assured:
    - (a) Prior to placing fill in any area, grading should be performed as required to provide for drainage. Ditching or filling around the area should be performed to intercept or divert all surface water. Within the area on which fill is to be placed, the ground should be graded so as to provide for unobstructed drainage from every point to some disposal point.
    - (b) The area should be closely examined to determine whether excessive wetness, springs or other seepage of water can be observed. If such conditions exist, drainage must be provided before placement of fill is undertaken.
    - (c) When the fill area has been prepared as specified, the existing ground surface should be compacted by the specified method for compacting fill.
    - (d) Fill should begin at the lowest section of the area. Fill should be spread in six-inch layers prior to compaction. Each layer should be approximately horizontal, but small slopes can be permitted in order to provide for surface water runoff.
    - (e) Each layer of fill should be inspected prior to compaction. All roots, vegetation or debris should be removed. Stones larger than six inches in diameter should be removed or broken. The moisture content of each layer should be determined to be suitable for compaction.
    - (f) The compaction of the fill should be done with a sheepsfoot roller, rubber-tired roller or a vibratory roller. Other compaction equipment should be used only after it has been demonstrated that satisfactory results can be obtained with it.
    - (g) Each layer of compacted fill should be tested to determine its dry density as per ASTM D1556. The density of each layer should be not less than 95% of maximum dry density as determined by ASTM D1557. The moisture content of the compacted layer should be not more than 4% less or 2% greater than the optimum moisture as determined by ASTM D1557.

- (h) Only when the compacted layer has been shown to be as specified should other layers of fill be placed above it.
- (i) Visual inspection of borrow material should be made periodically to assure that no variation in the fill material has occurred.
- (5) Upon completion of rough grading but prior to placing topsoil, permanent drainage or other site development improvements and ground covers.
- (6) Upon completion of trench backfilling operations so that testing can be performed as specified in Subsection B(4)(g) above.
- (7) Upon completion of final grading, permanent drainage and erosion control facilities, including established ground covers and planting, and all other work of the permit.

## § 124-10. Inspection costs.

All applicants shall bear all costs of inspections required hereunder and, if deemed necessary by the Township Code Enforcement Officer, shall deposit with the Township Treasurer such sum as the Township Commissioners shall determine to guarantee payment of the costs of such inspections. The costs of inspections shall be at the rate charged to the Township by the Township Engineer.

## § 124-11. Violations and penalties.

Any person, firm or corporation violating any provision of this chapter shall, upon summary conviction before any Magisterial District Judge, be sentenced to pay a fine of not more than \$1,000, plus costs of prosecution, and, in default of payment of such fine and costs, to imprisonment in the county jail for a period not exceeding 30 days. Each and every day in which any person, firm or corporation shall be in violation of this chapter shall constitute a separate offense.

[1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).*

# Zoning

## NEW HOME/ADDITIONS/DECK/SHED/GARAGE/POOL/FENCE

**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: \_\_\_\_\_  
  
Location: Front yard Setback \_\_\_\_\_ Ft.  
Rear yard Setback \_\_\_\_\_ Ft.  
Right yard Setback \_\_\_\_\_ Ft.  
Left yard Setback \_\_\_\_\_ Ft.
  
- 3.) Accessory building: **Garage** - Number of feet wide front \_\_\_\_\_ rear \_\_\_\_\_  
Number of Feet long: \_\_\_\_\_ Total Sq. Ft: \_\_\_\_\_  
  
Location: Front yard setback: \_\_\_\_\_ Ft.  
Rear yard Setback \_\_\_\_\_ Ft.  
Right yard Setback \_\_\_\_\_ Ft.  
Left yard Setback \_\_\_\_\_ Ft.
  
- 4.) Accessory building: **Shed** - Number of feet wide front \_\_\_\_\_ rear \_\_\_\_\_  
Number of Feet long: \_\_\_\_\_ Total Sq. Ft: \_\_\_\_\_  
  
Location: Front yard setback: \_\_\_\_\_ Ft.  
Rear yard Setback \_\_\_\_\_ Ft.  
Right yard Setback \_\_\_\_\_ Ft.  
Left yard Setback \_\_\_\_\_ Ft.
  
- 5.) Accessory building: **Pool** - Number of feet wide front \_\_\_\_\_ rear \_\_\_\_\_  
Number of Feet long: \_\_\_\_\_ Total Sq. Ft: \_\_\_\_\_  
  
Location: Front yard setback: \_\_\_\_\_ Ft.  
Rear yard Setback \_\_\_\_\_ Ft.  
Right yard Setback \_\_\_\_\_ Ft.  
Left yard Setback \_\_\_\_\_ Ft.
  
- 6.) Accessory building: **Porch** - Number of feet wide front \_\_\_\_\_ rear \_\_\_\_\_  
Number of Feet long: \_\_\_\_\_ Total Sq. Ft: \_\_\_\_\_  
  
Location: Front yard setback: \_\_\_\_\_ Ft.  
Rear yard Setback \_\_\_\_\_ Ft.  
Right yard Setback \_\_\_\_\_ Ft.  
Left yard Setback \_\_\_\_\_ Ft.

7.) Accessory building: **Deck** - Number of feet wide front \_\_\_\_\_ rear \_\_\_\_\_  
Number of Feet long: \_\_\_\_\_ Total Sq. Ft: \_\_\_\_\_

Location: Front yard Setback \_\_\_\_\_ Ft.  
Rear yard Setback \_\_\_\_\_ Ft.  
Right yard Setback \_\_\_\_\_ Ft.  
Left yard Setback \_\_\_\_\_ Ft.

8.) Number of Parking space provided: \_\_\_\_\_ (include on Plot Plan Driveway)

Location: Front yard Setback \_\_\_\_\_ Ft.  
Rear yard Setback \_\_\_\_\_ Ft.  
Right yard Setback \_\_\_\_\_ Ft.  
Left yard Setback \_\_\_\_\_ Ft.

9.) Total area coverage: \_\_\_\_\_ sq ft

10.) Total remaining open space \_\_\_\_\_ sq ft.

### COMMERCIAL & INDUSTRIAL USE ONLY

- 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: \_\_\_\_\_ 1<sup>st</sup> Story \_\_\_\_\_ 2<sup>nd</sup> Story \_\_\_\_\_ 3<sup>rd</sup> Story \_\_\_\_\_

Additional: \_\_\_\_\_

11) Type of Roof: \_\_\_\_\_ Material: \_\_\_\_\_

12) Material of floor joists: Girders: \_\_\_\_\_ Columns: \_\_\_\_\_

**APPLICATION FOR FENCE PERMIT**  
**TOWNSHIP OF TINICUM**

Fence Permit No: \_\_\_\_\_  
(Office use)

*Application for Permit under Ordinance No. 709*

Property Owner & Contractor Name:

\_\_\_\_\_

Address of Property where fence will be erected:

\_\_\_\_\_

Contact Name, Telephone Number & Email (ALL required):

\_\_\_\_\_

Description of Fence construction (Type of Fence, Length & Height):

\_\_\_\_\_

**NOTE: TWO SETS OF PLOT PLANS REQUIRED**

- Identify fence location and sketch of fence on plot plans.
- Must have complete dimensions of whole property including all accessory structures (House, shed, deck, garage, patio, driveway, etc).
- On corner properties, the front and side line facing the street must be established. Noncompliance may result in further costs for erecting the fence.

Fee: Ten (\$10) dollars for the first Two hundred (200) lineal feet and Five (\$5.00) for every one hundred (100) additional lineal feet or part thereof.

\_\_\_\_\_  
Signature of Owner/Contractor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Approved Township Official

\_\_\_\_\_  
Date

*Township of Tinicum, PA  
Wednesday, May 20, 2026*

## Chapter 131. Fences

[HISTORY: Adopted by the Board of Commissioners of the Township of Tinicum 9-15-1997 by Ord. No. 709. Amendments noted where applicable.]

### **GENERAL REFERENCES**

Uniform construction codes — See Ch. **103**.

Streets and sidewalks — See Ch. **312**.

Subdivision of land — See Ch. **335**.

Swimming pools — See Ch. **341**.

Unsafe structures — See Ch. **320**.

Vehicle and traffic — See Ch. **360**.

Zoning — See Ch. **395**.

### § 131-1. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

#### **FENCE**

Any structure, regardless of composition, except living fences, that is erected or maintained for the purpose of enclosing a piece of land or to divide a piece of land into distinct portions.

#### **FRONT YARD**

Applies to that portion of the yard in front of the front building line of any building. All corner properties adjacent to a public street, alley or highway shall also be considered as a front yard for purposes of this chapter. However, this definition shall specifically not apply for purposes of swimming pool protection.

#### **HEIGHT**

The distance measured from the existing grade to the top of the fence.

#### **LIVING FENCE**

Any fence or hedge composed of living materials.

### § 131-2. Approval required.

No fence, wall or other type of construction shall be erected without first being approved by the Code Enforcement Officer.

### § 131-3. Issuance of permit; fees.

- A. Any person or persons, corporation, firm or association intending to erect a fence shall, before any work is commenced, make application to the Code Enforcement Officer on a form provided by the Code Enforcement Officer. Said application shall be accompanied by a plan or sketch showing the proposed location of any fence and the materials proposed to be used therein, which must be in accordance with this chapter and any other pertinent local law regulating construction within the Township and be accompanied by a permit fee as hereinafter set forth. Upon approval by the Code Enforcement Officer, a permit shall be issued which will be in effect for a period of six months after

the date therein. Said permit shall be available on the job during the progress of the work so that it may be inspected by proper Township officials, including but not limited to the Code Enforcement Officer.

- B. The fees to be charged for permits issued under this chapter shall be as follows: \$10 for the first 200 linear feet and \$5 for every 100 additional linear feet or part thereof.

## § 131-4. Living fences.

Living fences are subject to all of the provisions of this chapter, except that they shall be exempt from the permit provisions of this chapter. Living fences must be maintained in a neatly trimmed condition and shall not interfere with the visibility of vehicular and pedestrian traffic. (See § 131-7D.)

## § 131-5. Applicability.

The permit provisions of this chapter shall apply to fences in all districts. No fence shall be erected in the applicable zones of the Township of Tinicum in excess of the height limitations as set forth herein.

## § 131-6. Height limitations.

- A. Rear yards. No fence shall be more than six feet in height at the rear of homes and buildings, nor shall it extend forward of the rear building line of any existing or proposed dwelling.
- B. Front yards. No fence shall be higher than 42 inches in any front yard.
- C. Side yards. No fence shall be more than six feet at the side of homes and buildings, nor shall it extend nearer than 15 feet to the front property line.

## § 131-7. Location restrictions.

- A. Any fence erected under this chapter shall be placed at least six inches from the back or side of the property line. Any fence erected in a front yard may be placed on the front property line if it is at least one foot back from the sidewalk. Living fences shall be placed in accordance with § 131-4.
- B. Two adjacent property owners may elect to place a fence on the property line by mutual agreement.
- C. Once a fence has been erected on a property line, a second fence may not be erected by an adjacent property owner if it creates an inaccessible, unmaintainable space between fences.
- D. All fences or walls must be erected within the property line, and none shall be erected so as to encroach upon a public right-of-way or interfere with vehicular or pedestrian traffic or interfere with the visibility of vehicular or pedestrian traffic.

## § 131-8. Materials and composition.

- A. Any fence, wall or similar structure, as well as shrubbery, which unduly cuts off light or air or which may cause a nuisance, a fire hazard or a dangerous condition is hereby expressly prohibited. Further, no fence shall be erected in a residential zone or along a public right-of-way unless the fence is uniformly less than fifty-percent solid.
- B. The following fences and fencing materials are specifically prohibited:

- (1) Barbed wire.
  - (2) Short pointed fences.
  - (3) Canvas fences.
  - (4) Cloth fences.
  - (5) Electrically charged fences.
  - (6) Poultry fences.
  - (7) Turkey wire.
  - (8) Temporary fences such as snow fences unless on construction sites with Township Board permission.
  - (9) Expandable fences and collapsible fences, except during construction of a building.
- C. All chain-link fences erected shall be erected with the closed loop at the top of the fence.
- D. No fence shall be multicolored.
- E. All entrances or gates shall open into the property.
- F. Any fence, wood, stockade, chain-link or other type of fence shall have the smooth side or finished side facing to the outside of the property of the owner installing the fence. Fence posts will be placed on the inside of the fence.

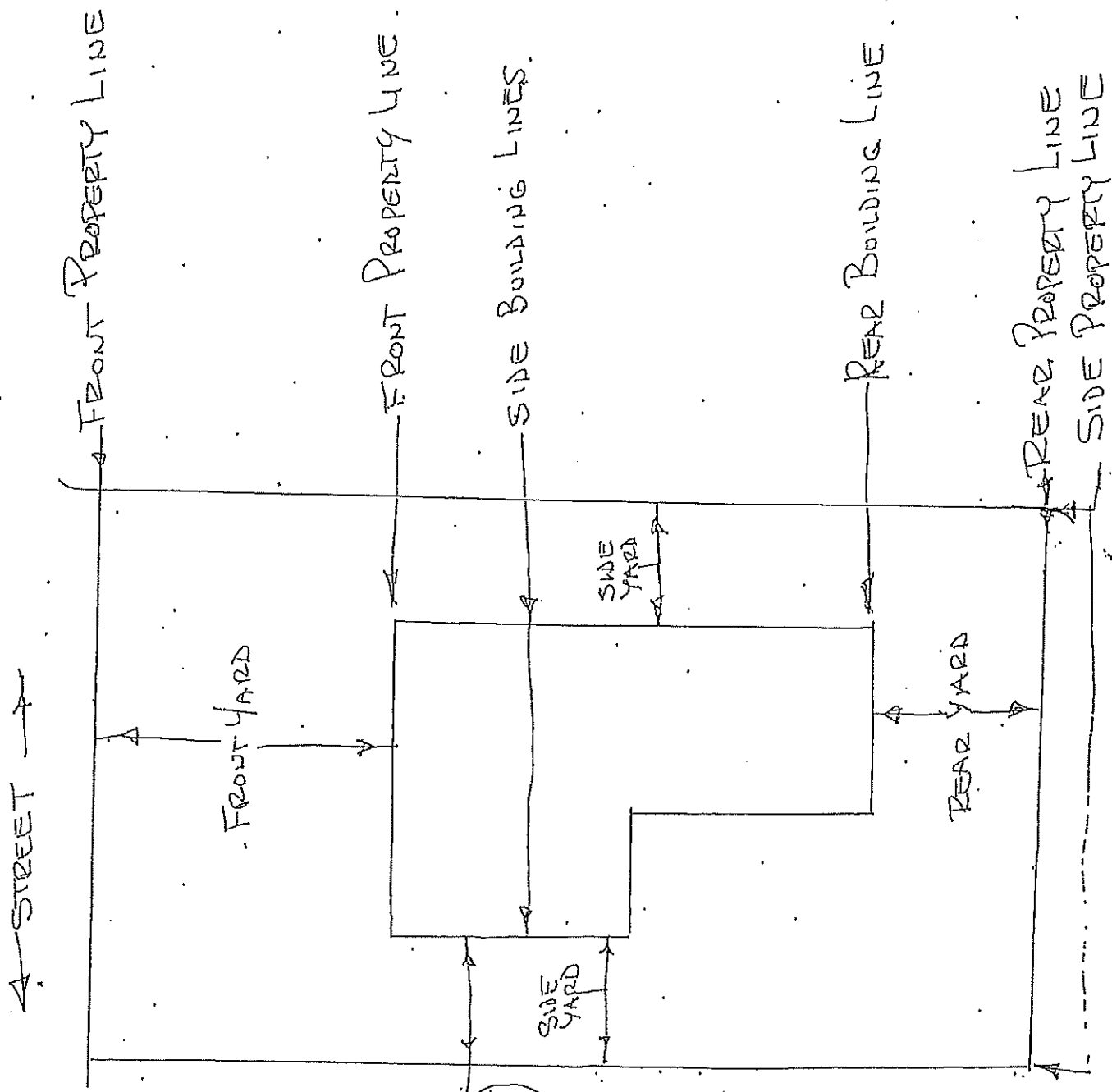
## § 131-9. Powers and duties of Code Enforcement Officer; appeals.

- A. The Township Code Enforcement Officer shall have the authority to direct, in writing, the removal, trimming or modification of any shrubs, bushes, plants, trees, flowers or other vegetation, fence, wall, hedge or other structure on private or public property wherever the same shall interfere with adequate visibility for operators of motor vehicles on the public highway and at street intersections or curbs within five days.
- B. Any person who shall refuse or neglect to comply with the written direction of the Township Code Enforcement Officer shall be guilty of a violation of this chapter and shall be subject to its penalties.
- C. If the property owner feels aggrieved by a decision of the Code Enforcement Officer, he shall have a right of appeal to the Township Board of Commissioners, provided that said appeal is accomplished in writing within 10 days of the written notification from the Code Enforcement Officer. Said appeal shall be filed with the Township Secretary.

## § 131-10. Violations and penalties.

A violation of this chapter shall subject the violator to a fine of not less than \$25 nor more than \$1,000, plus costs of prosecution, and, in default of payment of such fine and costs, to imprisonment in the county jail for a period not exceeding 30 days. The continuation of an offense against the provisions of this chapter after the date to remedy the defect as set forth by the Code Enforcement Officer, pursuant to this chapter, shall constitute for each day the offense is continued a separate and distinct offense hereunder.

[1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).*



NOTE: IF CORNER PROPERTY, THE SIDE FACING SECOND STREET WILL BE CONSIDERED AS A FRONT YARD.

*Township of Tinicum, PA  
Wednesday, May 20, 2026*

## Chapter 341. Swimming Pools

### § 341-5. Construction and maintenance.

All swimming pools shall be constructed of materials so that they shall be waterproof and easily cleaned. Construction and design shall be such that they may be maintained and operated as to be clean and sanitary at all times. The owner of every private swimming pool shall be responsible to maintain said pool in such condition as to prevent breaks in the pool chassis or water from the pool overflowing onto adjacent property. Footings shall be provided to adequately carry the proposed structure. If concrete blocks are used in construction, they must be laid with masonry wall reinforcement (Dur-O-Wal® or equal) every second course of blocks. There must be a minimum footing under block walls and poured concrete walls of eight by 14 inches with two reinforcing rods 3/8 inch diameter.

*Township of Tinicum, PA  
Wednesday, May 20, 2026*

## Chapter 341. Swimming Pools

### § 341-9. Location.

[Amended 7-21-1975 by Ord. No. 476]

No private swimming pool shall be constructed closer than five feet to any side property line, eight feet to any rear property line or eight feet to any dwelling or building; nor shall any private swimming pool be constructed in the front yard of any property. Accessory buildings such as locker rooms, bathhouses, cabanas, shower rooms, toilets and other physical facilities, or equipment incident to the operation of any private swimming pool, shall conform to the requirements of the Township building code<sup>[1]</sup> and Chapter 395, Zoning.

[1] *Editor's Note: See Ch. 103, Construction Codes, Uniform.*

*Township of Tinicum, PA  
Wednesday, May 20, 2026*

## Chapter 395. Zoning

### Article XX. General Regulations

#### § 395-138. Private swimming pools.

[Amended 10-20-2025 by Ord. No. 2025-930]

- A. Private swimming pools shall be permitted in the rear yard. Such pools shall also be permitted in either side yard or rear yard. Such pool shall be placed or located at a distance of at least five feet between such pool and any side property line.
- B. All swimming pools shall be located not less than eight feet from any dwelling or principal building on the lot. Pools in the rear yard shall be located or placed no closer than eight feet from any rear property line.
- C. No private swimming pool shall be permitted or constructed in the front yard of any property.
- D. For safety purposes, a fence of not less than six feet high must surround all swimming pools. However, the house or other building may serve as the safety barrier on one or more sides of the pool.
- E. All fences surrounding pools shall have a self-locking gate and shall be of a design and quality to adequately prevent unauthorized children or animals from entering the pool area.
- F. The drainage of a pool shall not be onto a neighboring property. For more detailed direction about drainage of pools, the Township shall be advised by the Township Engineer.
- G. No swimming pool shall be located under electric lines.
- H. Pool lighting fixtures shall be placed, directed, or shielded to protect neighboring properties from light or glare.
- I. A permit must be obtained from the CEO prior to the construction or placement of a swimming pool.

*Township of Tincum, PA  
Wednesday, May 20, 2026*

## Chapter 341. Swimming Pools

[HISTORY: Adopted by the Board of Commissioners of the Township of Tincum 3-12-1962 by Ord. No. 324. Amendments noted where applicable.]

### **GENERAL REFERENCES**

Uniform construction codes — See Ch. 103.

Fences — See Ch. 131.

Zoning — See Ch. 395.

### **§ 341-1. Definitions.**

Unless otherwise expressly stated, the following words shall, for the purpose of this chapter, have the meanings herein indicated:

#### **FENCE**

An enclosure. Such enclosure shall be constructed of wood or metal with apertures no longer than three inches, equipped with a self-closing gate and complete with a key-operated lock.

[Amended 4-21-1975 by Ord. No. 474; 7-21-1975 by Ord. No. 476]

#### **FOOTING**

The spreading at the base or bottom of a wall or other construction.

#### **FRONT YARD**

The area of a lot lying between the street and the residence setback line, extending across the full width of the lot and/or depth of a corner lot.

#### **IN-THE-GROUND POOL**

Any installation where the depth of the pool is greater than two feet below the adjacent ground at any point surrounding the pool area.

[Added 7-21-1975 by Ord. No. 476]

#### **OUT-OF-THE-GROUND POOL**

Any installation where the depth of the pool is on, above or less than two feet below the adjacent ground at any point surrounding the pool area.

[Added 7-21-1975 by Ord. No. 476]

#### **PERSON**

Any person, copartnership, association, firm or corporation.

#### **PRIVATE SWIMMING POOL**

Any body of water, tank or receptacle for water, whether artificially or semi-artificially constructed or portable, having a depth at any point greater than two feet, used or intended to be used for swimming or bathing solely by the owner, his family and guests of the household; and constructed, installed, established or maintained outside any building, in the ground or above the ground, upon any premises, as an accessory use to the residence. Portable wading pools under two feet in depth are excluded herefrom.

[Amended 7-21-1975 by Ord. No. 476]

#### **WADING POOL**

Any artificially constructed pool not designated or used for swimming, with a maximum depth of less than two feet.

## § 341-2. Permits required; exception.

It shall be unlawful for any person to construct, install, establish or maintain, or alter, remodel or reconstruct a private swimming pool or wading pool as herein defined without having obtained a permit therefor as prescribed in § 341-3 herein. However, no permit shall be required for a wading pool of the portable type with a maximum depth of less than two feet.

## § 341-3. Permit applications.

Application for permits shall be submitted to the Township Code Enforcement Officer, together with two sets of plans and specifications setting forth the details, area and depth of the proposed construction in all of its parts, together with a plot plan showing the location of the pool on the lot, the location of buildings on the lot, the fencing, existing and planned and the height and aperture dimensions thereof, and all open spaces required by this chapter, drawn to scale and dimensioned. Fee for permit shall be the fee for an alteration or addition to a building of the class which includes the dominant structure on the premises, as set forth in the currently applicable schedule of building permit fees, plus plumbing permit fee for applicable connections. Upon approval of plans and specifications by the Code Enforcement Officer, one set of each so marked will be returned to the applicant and must be kept on the site with the permit and be available at all times to the Code Enforcement Officer or other officers of the Township. No change in the same shall be made without notification to and approval by the Code Enforcement Officer.

## § 341-4. Approval of plot plan, plans and specifications.

A. The Code Enforcement Officer shall make such determinations of the plans and specifications submitted to assure the compliance with all requirements of this chapter, the building code<sup>[1]</sup> and Chapter 395, Zoning. He shall determine the mode of construction to make certain the contemplated work is structurally sound. Where necessary, he shall require suitable footings.

[1] *Editor's Note: See Ch. 103, Construction Codes, Uniform.*

B. The Plumbing Inspector shall determine that the method or manner of emptying the pool and the connections of such drain to the sanitary sewer, storm sewer, open stream or upon the land is not contrary to the public interest nor to the proper maintenance of the public sanitary sewer system or storm sewer system nor to other property owners.

C. After investigation and, if he deems it necessary, upon advice of the Township Engineer, the Code Enforcement Officer shall issue such permit.

## § 341-5. Construction and maintenance.

All swimming pools shall be constructed of materials so that they shall be waterproof and easily cleaned. Construction and design shall be such that they may be maintained and operated as to be clean and sanitary at all times. The owner of every private swimming pool shall be responsible to maintain said pool in such condition as to prevent breaks in the pool chassis or water from the pool overflowing onto adjacent property. Footings shall be provided to adequately carry the proposed structure. If concrete blocks are used in construction, they must be laid with masonry wall reinforcement (Dur-O-Wal® or equal) every second course of blocks. There must be a minimum footing under block walls and poured concrete walls of eight by 14 inches with two reinforcing rods 3/8 inch diameter.

## § 341-6. Water supply.

There shall be no physical connection between a potable public or private water supply system and any private swimming pool or wading pools at a point below the maximum waterline of the pool, or to a recirculating or heating system of said pool.

## § 341-7. Discharge system.

The discharge of water from any private swimming pool into the sanitary sewer system shall be permitted only after a plumbing permit for the same has been issued in accordance with the Township plumbing code<sup>[1]</sup> and such other applicable Township ordinances. Approval of an application shall not be given if it is feasible to discharge water from a pool into a storm sewer or stream, or to use such water for lawn sprinkling.

[1] *Editor's Note: See Ch. 103, Construction Codes, Uniform.*

## § 341-8. Discharge control.

Where approval is obtained to discharge water from a private swimming pool or wading pool into the sanitary sewage system, the owner, lessee or occupant of said pool may discharge the water only at the time or times designated and allocated by the Plumbing Inspector and endorsed on the permit. Such allocations may be changed by the Township Commissioners or the Plumbing Inspector from time to time. Permission to discharge into the sanitary sewer system may be withdrawn at any time that another method of discharge becomes feasible, in which event conversion to the alternative method of discharge shall be completed, at the property owner's expense, within 60 days after notice to cease discharging into the sanitary sewer system. The purpose of this requirement is to prevent a strain upon the sanitary sewer system by controlling and distributing the discharge of water.

## § 341-9. Location.

[Amended 7-21-1975 by Ord. No. 476]

No private swimming pool shall be constructed closer than five feet to any side property line, eight feet to any rear property line or eight feet to any dwelling or building; nor shall any private swimming pool be constructed in the front yard of any property. Accessory buildings such as locker rooms, bathhouses, cabanas, shower rooms, toilets and other physical facilities, or equipment incident to the operation of any private swimming pool, shall conform to the requirements of the Township building code<sup>[1]</sup> and Chapter 395, Zoning.

[1] *Editor's Note: See Ch. 103, Construction Codes, Uniform.*

## § 341-10. Fencing.

[Amended 7-21-1975 by Ord. No. 476]

Every private in-the-ground swimming pool shall be completely surrounded by a fence, at least six feet in height. Every private out-of-the-ground swimming pool shall be completely surrounded by a fence at least four feet in height. Every person maintaining a private swimming pool shall keep the gate closed and securely locked at all times when said pool is not in use by the person maintaining the same, his family or his guests.

## § 341-11. Lighting and wiring.

No artificial lighting shall be maintained or operated in connection with private swimming pools in such a manner as to be a nuisance or an annoyance to neighboring properties. No pool shall be used until the

applicant for permit has produced proof that the lighting and wiring, as installed, have been inspected and approved by the Middle Department Association of Fire Underwriters.

## § 341-12. Presently existing pools.

Presently existing private swimming pools shall be brought to the standards set by §§ 341-6, 341-7, 341-8, 341-10 and 341-11 of this chapter not later than August 1962. Such pools shall be inspected for compliance as soon after that date as practical. Inspection fees therefor shall be the same as permit fees set forth in § 341-3.

## § 341-13. Enforcement.

- A. Every private swimming pool constructed, installed, established or maintained or to be constructed, installed, established or maintained in the Township of Tincum shall at all times comply with the requirements of the local Health Officer. Any nuisance or hazard to health which may exist or develop in, or in consequence of or in connection with any such private swimming pool shall be abated and removed by the owner, lessee or occupant of the premises on which said pool is located within 10 days of receipt of notice from the Code Enforcement Officer or Health Officer of the Township of Tincum. It shall be the duty of the Code Enforcement Officer and the Health Officer, respectively, to enforce the provisions of this chapter.
- B. The Code Enforcement Officer and/or Health Officer or any of their assistants or deputies shall have the right to enter any premises or any building or other structure for the performance of their duties to ascertain compliance with this chapter.

## § 341-14. Appeals.

Whenever the owner of any swimming pool about to be or in the course of being erected or altered excepts to the decision of the Code Enforcement Officer in refusing to approve the issuance of a permit or in refusing to approve the manner of construction or the kinds of materials to be used in the construction or alteration, or to his decision as to its safety or its compliance with the provisions of this chapter, such owners or their duly authorized attorney or agent may within 10 days after such decision appeal therefrom to the Board of Township Commissioners. Such appeal shall be in writing, shall state the decision of the Code Enforcement Officer and the reasons for the exception taken thereto, shall be verified by affidavit and shall be filed with the Township Secretary. The person appealing shall have the right to appear and to be heard if he states his desire so to do in his written appeal. A prompt decision of such appeal shall be made by the Board of Commissioners and shall be duly recorded, and the decision shall be final.

## § 341-15. Violations and penalties.

Any owner or other person who shall construct, alter, repair or maintain any swimming pool without a permit as required by this chapter first having been obtained, or who shall fail to comply with any regulation, order or direction of the Code Enforcement Officer or who shall in any way violate any of the provisions of this chapter shall, upon conviction thereof before a Magisterial District Judge of the Township of Tincum, be sentenced to pay a fine of not less than \$10 nor more than \$600, plus costs of prosecution, and, in default of payment of such fine and costs, to imprisonment in the county jail for a period not exceeding 30 days. Whenever such person shall have been notified by the Code Enforcement Officer or by service of summons in a prosecution that he is committing a violation of this chapter, each day in which he shall continue such violation after such notification shall constitute a separate offense, punishable by like fine or penalty.

[1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).*

## § 341-16. Inconsistent ordinances repealed.

All ordinances or parts of ordinances inconsistent herewith are hereby repealed, saving, however, the provisions of the building code<sup>[1]</sup> or Chapter 395, Zoning, which shall remain unchanged.

[1] *Editor's Note: See Ch. 103, Construction Codes, Uniform.*

## SWIMMING POOL GUIDELINES

Pennsylvania Department of Environmental Protection  
Southeast Regional Office  
2 East Main Street  
Norristown, PA 19401

The discharge of any sewage or industrial waste, including swimming pool water to a water of the Commonwealth without a permit is a violation of the Clean Streams Law, the Act of June 22, 1937 P.L. 1987, as amended.

It has been the Department's policy not to require permits for discharges from single residence pools provided the guidelines outlined below are followed. Local municipalities should be contacted concerning local ordinances.

These guidelines shall not be construed so as to waive or impair any rights of the Department of Environmental Protection to prosecute the property (pool) owner and/or pool company for any stream damage that occurs as a result of the discharge. Penalties would be assessed under the provisions of the Clean Streams Law.

### Pool Guidelines:

#### A. Disposal of Water to Sanitary Sewer

1. If the municipal authority grants permission, discharging of pool backwash water, neutralized pool cleaning wastewater and standing water to the sanitary sewer system is the best environmental alternative. Care should be taken in making sure the discharge is to a sanitary sewer and not a storm sewer which would be hauled off-site for disposal at an approved treatment facility.

#### B. Discharge of Water

1. The following guidelines must be followed if water is not pumped or hauled to a sanitary sewer. Water should be pumped over a grassy area to allow absorption, filtration and aeration of water. The discharge should be at a rate which prevents erosion and optimizes infiltration. In no event shall pool waters be directly discharged to waters of the Commonwealth.
  - a. Standing water or accumulated rain and/or pool water from the previous season should be pumped from the top so as not to disturb settled solids. Solids on the pool bottom should not be discharged. Following pump down of water, solids should be cleaned out manually. The discharge should not raise instream temperatures by more than 2 degrees F in a one hour period or a total of 5 degrees F, pH should be between 6 and 9 standard units and total chlorine residual should be 0.0 mg/l.
  - b. Cleaning wastewaters containing muriatic acid or chlorine that is used in cleaning pool surfaces needs to be treated prior to discharge. Muriatic acid wastewater should be neutralized to a pH between 6 and 9 standard units. Chlorine rinses should stand for a period of days to allow chlorine degradation prior to discharge. Total chlorine residual of the wastewater discharge should be less than 0.5 mg/l. Temperature should be monitored as above (standing water), Chlorine rinse water pH should be between 6 and 9 standard units.
  - c. Filter backwash water during normal pool operation must be at a sufficiently low volume that all water infiltrates to the ground. Backwash water discharged to a stream or storm sewer is not permitted.

Questions concerning pool guidelines should be directed to Pennsylvania Department of Environmental Protection, Southeast Regional Office, Bureau of Water Management, Telephone: 484-250-5970.

In Southeastern Pennsylvania, any body of water deeper than 24 inches (including in-ground, above-ground pools, and spas) requires municipal building, zoning, and electrical permits. You must install a minimum 48-inch-tall barrier or fence around the pool with outward-opening, self-closing, and self-latching gates. [1, 2, 3]

Specific guidelines and regulations for pool ownership and management in the Southeastern PA region include:

## 1. Fencing and Barrier Requirements

- **Height:** Barriers must be at least 48 inches (4 feet) high, measured from the ground on the side facing away from the pool.
- **Above-Ground Pools:** If the pool wall is at least 48 inches above grade, the wall itself can act as the barrier. Any attached ladders or steps must be removable, lockable, or able to be secured in an upright position when not in use.
- **Gates and Doors:** All access gates must be self-closing and self-latching. If your home serves as part of the barrier, any doors leading directly to the pool area must have approved safety alarms.
- **Hot Tubs/Spas:** A safety cover that complies with

ASTM F 1346

(designed to support weight, lockable, and permanently labeled) exempts you from the fence requirement.

## 2. Permits and Setbacks

- **Permits:** You will need to pull zoning, building, and electrical permits before installation. Failing to pull these can result in fines or forced removal of the pool.
- **Property Setbacks:** Requirements dictate that pools must sit a minimum distance from property lines and buildings. For example, in Philadelphia, above-ground pools  $\geq$  12 feet must be in the rear yard and  $\geq$  2 feet from property lines. In-ground pools must be set back by a distance equal to the pool's depth. [1, 5, 6]

## 3. Water Discharge Regulations

- **Pool Water:** Discharging pool, hot tub, or spa wastewater to a stream or storm sewer is not permitted. Wastewater must have a pH neutralized to between 6.0 and 9.0 and be dechlorinated.
- **Environmental Fines:** The

Pennsylvania Department of Environmental Protection (PA DEP)

enforces strict regulations; improper discharge that causes pollution can result in civil penalties up to \$10,000 per day. Direct questions to the DEP Southeast Regional Office at 484-250-5970.

## 4. Public and Commercial Pools

- If you are operating a public aquatic facility, you must adhere to PA Department of Health Bathing Places Regulations.
- You must maintain daily logs of disinfectant (Free Chlorine 2.0-4.0 ppm) and pH (7.2-8.2) levels, test twice daily, and keep a weekly bacteriological record. [9, 10, 11]

*Note: Always consult your specific local township or borough office (e.g., in Bucks, Montgomery, Chester, or Delaware counties), as local municipal zoning ordinances can be stricter than state and county baselines. [12]*

*AI responses may include mistakes.*

- [1] [https://www.montgomerytwp.org/egov/documents/1779135107\\_31933.pdf](https://www.montgomerytwp.org/egov/documents/1779135107_31933.pdf)
- [2] [https://codelibrary.amlegal.com/codes/philadelphia/latest/philadelphia\\_pa/0-0-0-271504](https://codelibrary.amlegal.com/codes/philadelphia/latest/philadelphia_pa/0-0-0-271504)
- [3] <https://goodallpools.com/building-a-swimming-pool-in-pennsylvania-what-are-the-requirements/>
- [4] <https://www.montgomerytwp.org/egov/apps/document/center.egov?view=item&id=6931>
- [5] [https://codelibrary.amlegal.com/codes/philadelphia/latest/philadelphia\\_pa/0-0-0-269378](https://codelibrary.amlegal.com/codes/philadelphia/latest/philadelphia_pa/0-0-0-269378)
- [6] <https://www.facebook.com/groups/63752995937311/posts/2587340994956188/>
- [7] [https://www.egovlink.com/public\\_documents300/plymouthtownship/published\\_documents/code%20Enforcement/PA\\_DEP\\_SWIMMING\\_POOL\\_GUIDELINES.pdf](https://www.egovlink.com/public_documents300/plymouthtownship/published_documents/code%20Enforcement/PA_DEP_SWIMMING_POOL_GUIDELINES.pdf)
- [8] <https://files.dep.state.pa.us/Water/FactSheets/Operations/3800-FS-DEP4251.pdf>
- [9] <https://www.pa.gov/content/dam/copapwp-pagov/en/health/documents/topics/documents/programs/Operations-SOPRecommendations.pdf>
- [10] <https://www.pa.gov/content/dam/copapwp-pagov/en/health/documents/topics/documents/programs/DOH%20Pool%20School%20Presentation.pdf>
- [11] <https://www.phila.gov/services/mental-physical-health/report-a-health-or-safety-concern/file-a-water-quality-complaint-for-a-swimming-pool/>
- [12] <https://www.pa.gov/agencies/dep/programs-and-services/water/clean-water/stormwater-management/be-stormwater-smart>

NEC Article 680 (included in the 2021/2023 cycle) mandates that all pool equipment—motors, heaters, and lighting—requires **Class A GFCI protection and equipotential bonding**. Equipment must be placed at least 6 feet away from the inside walls of the pool and requires a dedicated, GFCI-protected convenience receptacle. [[1](#), [2](#), [3](#), [4](#), [5](#)]

Compliance with the National Electrical Code (NEC) ensures safety around water. Essential electrical requirements for pool equipment include the following: [[3](#), [4](#)]

## 1. GFCI Protection

- **Pool Motors & Equipment:** All outlets supplying pool motors (single-phase, up to 150 volts to ground, and 60 amps or less) must have Class A GFCI protection.
- **Receptacles:** All 15- and 20-ampere, 125-volt receptacles located outdoors within 20 feet of the pool must be GFCI-protected.
- **Equipment Rooms:** If your pool equipment has an enclosed room, it must have at least one 15- or 20-amp, 125-volt GFCI-protected receptacle on a general-purpose circuit. [[1](#), [2](#), [6](#), [7](#)]

## 2. Location and Spacing

- **Distance:** All electrical receptacles and equipment must be positioned at least 6 feet horizontally from the inside walls of the pool.
- **Receptacles:** Between 6 and 20 feet from the pool, you must provide a minimum of one 15- or 20-amp, GFCI-protected outlet on a general-purpose branch circuit.
- **Switches:** Lighting and equipment switches must also be at least 5 feet from the water's edge unless separated by a solid, permanent barrier. [[1](#), [7](#)]

## 3. Wiring and Grounding

- **Dedicated Circuits:** Permanently installed pool motors directly related to the water circulation system must be supplied by a dedicated branch circuit.
- **Insulated Grounding:** The equipment grounding conductor for pool pumps must be insulated and colored green. You cannot use standard, bare ground wire (like UF cable) for the exposed portion of the pump's connection. [[1](#), [8](#), [9](#)]

## 4. Equipotential Bonding

- **Metal Parts Grid:** To prevent voltage differences and shock, all metallic components—including the pump, heater, pool frame, and any metallic structural parts within 5 feet of the pool—must be securely bonded together.
- **Conductor Size:** Bonding requires a solid copper conductor that is at least **8 AWG**. [[2](#), [3](#), [4](#), [10](#), [11](#)]

Before starting, it is highly recommended to reference your local municipality's specific rules. You can review Pennsylvania's UpCodes ICC Digital Reference or check the official National Fire Protection Association (NFPA) standard

for complete, unedited code sections.

*AI responses may include mistakes.*

- [1] <https://www.mikeholt.com/newsletters.php?action=display&letterID=2453>
- [2] <https://www.nnva.gov/DocumentCenter/View/6693/Residential-Swimming-Pools-Electrical-Wiring-Requirements>
- [3] <https://astardfw.com/2025/04/pool-electrical-wiring-safe-and-code-compliant-pool-wiring-services/>
- [4] <https://iaeimagazine.org/electrical-fundamentals/grounding-and-equipotential-bonding-of-swimming-pools/>
- [5] <https://www.electricallicenser renewal.com/Electrical-Continuing-Education-Courses/NEC-Content.php?sectionID=1540>
- [6] <https://www.electricallicenser renewal.com/Electrical-Continuing-Education-Courses/NEC-Content.php?sectionID=959>
- [7] <https://nassaunationalcable.com/blogs/blog/explaining-nec-article-680-on-pools-spas-and-water-based-installations>
- [8] <https://bosspmg.com/wp-content/uploads/2021/04/poolelectric.pdf>
- [9] <https://braseelectrical.com/electrical-code-requirements-for-swimming-pools-spas/>
- [10] <https://up.codes/viewer/pennsylvania/irc-2021/chapter/42/swimming-pools>
- [11] <https://global-poolproducts.com/help-support/ada-resources/electrical-bonding-code/>
- [12] <https://www.electricallicenser renewal.com/Electrical-Continuing-Education-Courses/NEC-Content.php?sectionID=1538>

The **2021 International Swimming Pool and Spa Code (ISPS)**, co-developed by the International Code Council and the Pool and Hot Tub Alliance (PHTA), is the primary model code governing the safe construction, design, and barrier compliance for residential and public pools, spas, and hot tubs across the U.S. [1, 2]

## 1. Barrier & Enclosure Regulations (Chapter 3)

- **Height & Clearance:** Barriers (e.g., fences) must be at least 48 inches tall from the outside grade. Maximum vertical clearance between the bottom of the barrier and the ground is 2 inches (for uneven ground like grass/gravel) to 4 inches (for solid surfaces like concrete).
- **Gate Requirements:** Access gates must open away from the pool, be self-closing, and self-latching. The release mechanism must be placed at least 54 inches high on the outside of the gate or shielded on the poolside.
- **Safety Covers:** Hot tubs and spas equipped with a locking safety cover complying with ASTM F1346 are typically exempt from perimeter barrier requirements. [3, 4, 5, 6, 7]

## 2. General Design & Public Use (Chapters 4 & 5)

- **Accessibility:** New and updated requirements for manual and electrically powered pool lifts are included to meet ADA standards.
- **Entrapment Prevention:** Adheres to the Virginia Graeme Baker (VGB) Pool and Spa Safety Act, requiring compliant suction outlets, automatic pump shutoff systems, or gravity drainage systems.
- **Slip Resistance:** Mandates minimum slip-resistant standards for walkway surfaces and decks. [8, 9]

## 3. Local Enforcement (Pennsylvania)

In Tincum Township and throughout Pennsylvania, the state uses the 2021 ISPS for accessory pools and hot tubs at one-family or two-family dwellings, while public bathing facilities must comply with the 2018 edition. Before construction or installation, residents must submit construction documents and engineering calculations for permitting. [10, 11]

For exact plan submittal guidelines and local amendments in your area, please verify requirements directly with the  
Tincum Township Building and Zoning Department

before beginning your project.

*AI responses may include mistakes.*

[1] <https://www.plita.org/pub/?id=e948c1de-1866-daac-99fb-94b18b3e207c>

[2] <https://up.codes/code/international-swimming-pool-and-spa-code-ispac-2021>

[3] <https://www.livingstonnj.org/DocumentCenter/View/24910/Swimming-Pool-and-Spa-Code-PDF>

[4] <https://www.iccsafe.org/building-safety-journal/bsj-technical/code-corner-2021-international-swimming-pool-and-spa-code-chapter-3-general-compliance/>

[5] <http://biupa.com/wp-content/uploads/2026/01/Swimming-Pool-Guidelines-FINAL.pdf>

[6] [https://palmertwp.com/forms/swpool\\_barr\\_details\\_2026.pdf](https://palmertwp.com/forms/swpool_barr_details_2026.pdf)

[7] [https://monroetwp.com/images/swimming\\_pool\\_safety\\_2026.pdf](https://monroetwp.com/images/swimming_pool_safety_2026.pdf)

[8] <https://www.amazon.com/2021-Uniform-Swimming-Pool-Code/dp/1944366601>

[9] [https://scpsc.org/wp-content/uploads/2024/01/SCRCC\\_POOL\\_BARRIER\\_AGREEMENT\\_12-20-23.pdf](https://scpsc.org/wp-content/uploads/2024/01/SCRCC_POOL_BARRIER_AGREEMENT_12-20-23.pdf)

[10] <https://up.codes/viewer/pennsylvania/ispsc-2021>

[11] <https://www.iccsafe.org/building-safety-journal/bsj-technical/codenotes-2021-ispsc-residential-swimming-pool-and-spa-permit-plan-guidelines/>