

BRISTOL TOWNSHIP

RESIDENTIAL

Building Permits Checklist

Please read and apply the areas that pertain to your project.

Please provide a Fax Number if possible.

**If you have any questions, please call 215-785-3680
or fax @ 215-788-8541**

**Thank you for your cooperation.
Building Department**

**ATTENTION LEVITTOWN, BRISTOL TOWNSHIP
RESIDENTS**

IMPORTANT NOTICE!

If you are planning a project, ie., additions, installation of pools, sheds, fences, etc., you must submit a plot plan to the **Lower Bucks Water & Sewer Authority (7900 Route 13 – Immediately after McDonalds – 215-946-0731)** showing the replacement of these structures. You must then obtain their “approval” stating that no encroachment of any sewer easements have been made by these structures, allowing the project to commence once the proper permits have been approved.

Thank you for your cooperation,
Building Department

Township of Bristol
Department of Licenses and Inspections
2501 Bath Road, Bristol, PA 19007
(215) 785-3680 Fax: (215) 788-8541

Zoning Determination Application
(please print or type)

- 1) Property in Question (address): _____
- 2) Business/Homeowner Name: _____
- 3) Applicant Name: _____
- 4) Address: _____ Phone: _____
- 5) Property/Building Owner Name: _____
- 6) Address: _____ Phone: _____
- 7) Tax Map Parcel #: _____
- 8) Present Use: _____
- 9) Intended Use: _____
- 10) Details of Intended Use: _____
- 11) Height of New Structure or Addition, (if applicable), from grade plane to roof or peak (include stories and/or feet): _____

- *) AN IMPERVIOUS SURFACE CALCULATION SHEET MUST BE FILLED OUT COMPLETELY AND ACCOMPANY THIS FORM FOR REVIEW (IF APPLICABLE).
- *) PECO MUST BE NOTIFIED IF NEW STRUCTURE OR ADDITION WILL INFRINGE ON ANY ALLOWABLE DISTANCES TO ANY POWER LINES. IT IS YOUR RESPONSIBILITY TO HAVE POWER LINES MOVED OR REDESIGN YOUR INTENDED STRUCTURE TO COMPLY WITH THESE DISTANCES. CALL PECO FOR NECESSARY INFORMATION.
- *) THIS APPLICATION MUST BE FILLED OUT COMPLETELY FOR ACCEPTANCE FOR REVIEW.

>) SIGNATURE OF APPLICANT: _____ Date: _____

OFFICIAL USE ONLY BELOW:

Zoning District: _____ Zoning Approved _____ Zoning Not Approved _____

Comments: _____

Zoning Officer: _____ Date: _____

Permit #: _____ Receipt #: _____ Check #: _____ Fee: _____

Additional Comments: _____

MAXIMUM IMPERVIOUS SURFACE AND MAXIMUM BUILDING COVERAGE CALCULATION SHEET

ALL PERMIT APPLICATIONS (RESIDENTIAL AND COMMERCIAL) FOR BUILDING ADDITIONS, SHEDS, POOLS, OR OTHER ACCESSORY STRUCTURES MUST BE ACCOMPANIED BY A PLOT PLAN INDICATING ALL STRUCTURES AND IMPERVIOUS SURFACES THAT EXIST ON THE PROPERTY, INCLUDING PROPOSED ADDITION.

PLEASE COMPLETE THE FOLLOWING, WHERE APPLICABLE:

- A. TOTAL SQUARE FOOTAGE OF FOOTPRINT OF HOUSE/BUILDING: _____
 - B. SQUARE FOOTAGE OF FOOTPRINT OR CARPORT OR GARAGE: _____
 - C. SQUARE FOOTAGE OF CONCRETE AROUND POOL: _____
 - D. SQUARE FOOTAGE OF SHED AND/OR ASSESSORY BUILDING: _____
 - E. SQUARE FOOTAGE OF COVERED OR ENCLOSED PORCH: _____
 - F. SQUARE FOOTAGE OF FOOTPRINT OF PROPOSED ADDITION: _____
 - G. TOTAL SQUARE FOOTAGE OF BUILDING COVERAGE:
(A + B + C + D + E + F = G) _____
 - H. SQUARE FOOTAGE OF DRIVEWAY/PARKING LOTS: _____
 - I. SQUARE FOOTAGE OF WALKWAYS/SIDEWALKS: _____
 - J. SQUARE FOOTAGE OF PATIO OR UNENCLOSED PORCH: _____
 - K. TOTAL SQUARE FOOTAGE OF IMPERVIOUS COVERAGE:
(G + H + I + J = K) _____
- TOTAL SQUARE FOOTAGE OF LOT:** _____

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

RESIDENTIAL PERMIT CHECKLIST

...As per the 2009 International Residential Code

ZONING

- 1)___ Description of building use
- 2)___ Two copies of plot plan showing existing structure as it sits on the property with distance to property lines (front, rear, & side yard measurements) and proposed construction showing distance to property lines (front, rear & side yard measurements). Plot plan must also show what neighborhood properties are.
- 3)___ Complete zoning determination form.

BUILDING

- 1)___ Two copies of detailed construction plans.
- 2)___ If engineered trusses, beams or joists are being used, signed & sealed manufacturers specifications will need to be provided.
- 3)___ If installing a manufactured home please refer to attached literature and fill out Certificate of Compliance form.
- 4)___ All braced wall lines and braced wall panels and all nailing patterns for these areas must be shown on plans per section 602.10 of the IRC. (if you do not understand this section, seek the help of a professional designer).
- 5)___ Carbon monoxide detectors are now required in homes with either attached garages and /or fuel burning appliances.

ELECTRIC

- 1)___ Provide plans showing single line diagrams, location of all switches, receptacles, fans, etc.

PLUMBING

- 1)___ Provide plans showing riser diagram, size of pipe and locations of all fixtures.

H.V.A.C

- 1)___ Provide literature on boiler & A/C units with price of contract.

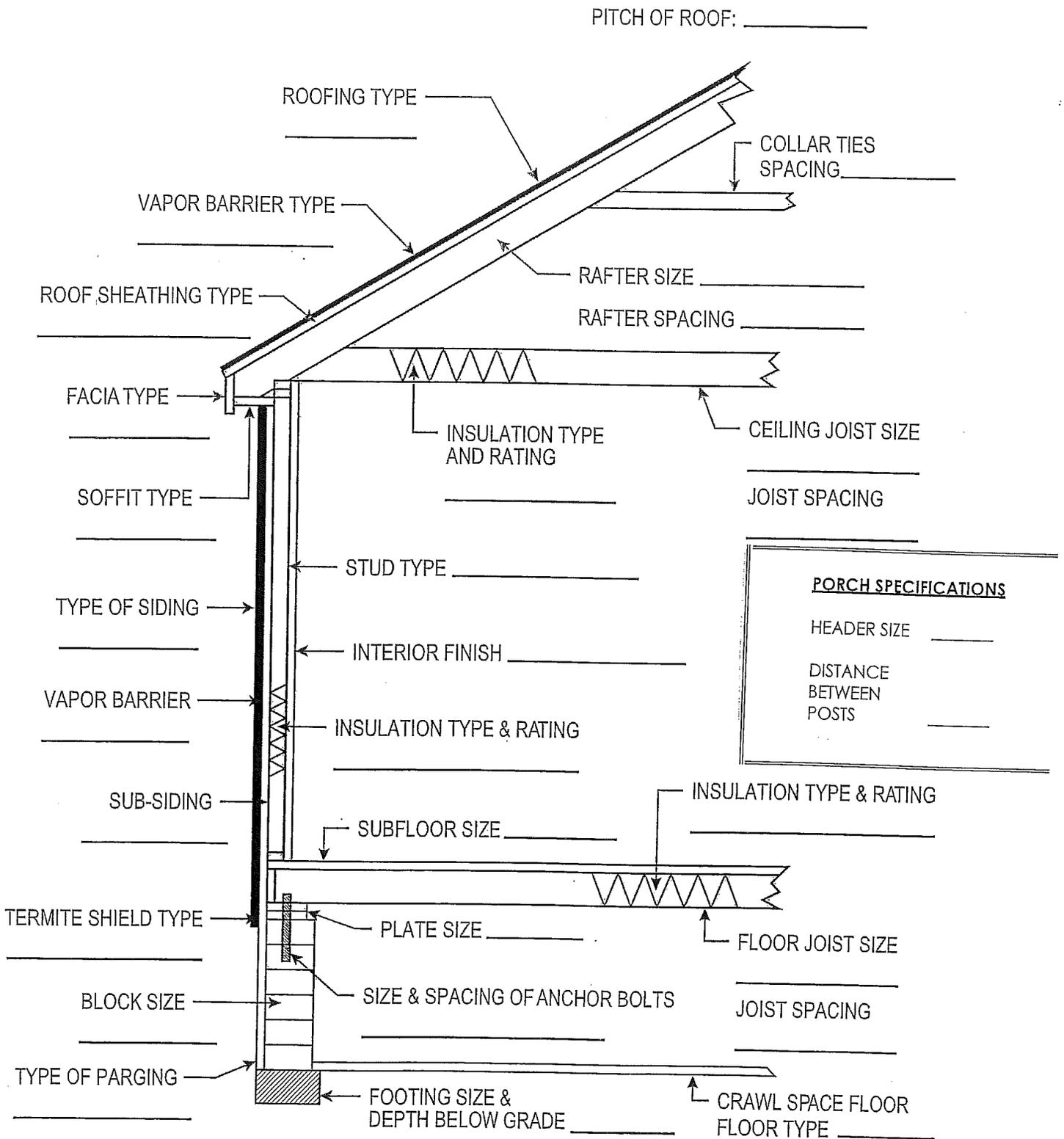
- Residential reviews may take up to 15 business days and will commence only after all prior approvals have been satisfied.
- Prior Approvals; include but are not limited to the following:
 - Conservation District Approval
 - Township Engineer's Approval
 - Availability of utilities; water, sewer, electric
 - Zoning or any Zoning Variances
- Building Inspector may require an Architect or Engineer for all or part of projects.

**APPLICATION WILL NOT BE ACCEPTED OR
PROCESSED WITHOUT THE ABOVE INFORMATION**

Thank you for your cooperation
Bristol Township Building Department

TYPICAL CROSS SECTION

FILL IN THE BLANKS



**BRISTOL TOWNSHIP
REQUIRED INSPECTIONS**

2501 Bath Road, Bristol, PA 19007 215-785-3680 FAX 215-788-8541

(24 HOUR NOTICE REQUIRED FOR ALL INSPECTIONS)

Building Inspections:

- 1) **FOOTINGS** – compaction reports needed (if required) before pouring concrete; if using Superior Wall System, stone placement, thickness and exterior drain system will be checked. There will be no water or frozen ground in footings for inspection.
- 2) **FOUNDATIONS** – forms for poured walls and alignment of keyways and beam pockets will be checked; block walls will be checked on Backfill Inspection. *Superior Wall Systems will be checked for interlock and levelness.
- 3) **UNDERSLAB** – check for placement of any required pier footings, thickness of stone, expansion joints, vapor barriers and haunches (thickened slabs) where required; along with any slab insulation.
- 4) **BACKFILL** – check for water-proofing of exterior walls and six inches of stone cover and silt cover (if applicable) over exterior drainage system.
- 5) **ROUGH ELECTRICAL** – this will consist of all wiring throughout the project including any smoke alarm systems.
- 6) **ROUGH PLUMBING AND ROUGH HVAC** – this will consist of proper water or air tests on all plumbing water and drainage lines and the proper “R” values of duct work and, new under the 2009 IRC, an inspection report from a third party testing company, of an approved air leakage test for all duct work located in unconditioned spaces; **this report is due at the time of the rough HVAC inspection.**
- 7) **ROUGH (FRAMING)** – this will commence only after rough electric, rough plumbing and HVAC inspections have PASSED. The inspection will consist of fireblocking of all electrical, plumbing & HVAC vertical penetrations and blocking of concealed spaces along with the approved framing members installed.
- 8) **INSULATION** – this inspection is required, checking for proper “R” values in walls and ceilings and packing of doors and windows.
- 9) **FINAL** – building finals will commence only after all other finals have PASSED; this includes plumbing, electric, HVAC and, where applicable, all Life Safety issues including Sprinklers and Alarm Systems, are operational.
- 10) **U & O** – this will be issued upon all finals.

IMPORTANT: **The “*Approved Plans*” must be on site for any inspections to commence.**

Revised: March, 2010