

**Building Permit Submittals Requirements
For Projects Requiring Compliance with the Upper Gwynedd Township
And Pennsylvania Uniform Construction Codes**

Permits Needed: Building, Plumbing, Mechanical, Electrical, and Fire Protection

Minimum Plan Review Requirements for filing a Building Permit Application:

Upper Gwynedd Township conforms to the Commonwealth Of Pennsylvania's (UCC) Uniform construction code which adopts the 2006 International Residential Code series.

Construction Documents Required:

Two (2) sets of plans and specifications signed and sealed by a Pennsylvania Registered Design Professional

- **Zoning Code Review:** Provide a site (plot) plan drawing of property indicating the lot size, location of existing structure and the proposed footprint of new dwelling, addition and a deck. The site plan shall be drawn to an engineering or architectural scale. Provide all yard setback distances in (feet) measured from all lot lines to proposed structure. It=s the applicant=s responsibility to ask for their specific zoning districts area and yard setback distances.
- **Drawing Submittals:** Minimum scale of **1/8" per 1'-0" (feet)**, min drawing size of 8-1/2" x 11" paper, will accept legal, ledger (11' x 17'), CAD design or blue-line prints. No pencil sketch drawings will be accepted.
- **Foundation Plans:** Comprehensive layout of the foundation system. Design review of footings/foundation wall designs; specify design size; concrete mix strength (psi) & rebar size by # of reinforcing steel being used. Provide information on foundation wall coatings, exterior footing drains, sump pits, ACQ sill plate sizes, anchor bolt size (code dia -1/2" min.) specify bolt depth in inches and bolt layout design. Indicate final grade elevations to foundation wall design. Drawings will clearly identify crawl space locations; crawl ventilation; crawl access openings; vapor barrier construction or show an alternate basement foundation (concrete footings & wall) design.
- **Floor Plans:** Provide complete set of floor plans (each story) that show the proposed outside to outside dimensions of the addition / new dwelling. Provide construction details (sections) stating how the addition will be attached to existing structure, include any alterations (modifications) to existing structure. Code Plan review requires: room identification, floor areas (**length, width & height**) of all living spaces. Design layout of bedrooms, bathrooms, closets, kitchens, family, dining rooms, hallways and stairway design (stair tread width & stair riser sizes), handrail locations/height and guardrail locations/construction details. Drawings to layout (plot) all exterior window sizes (bedroom emergency egress size units), exterior entrance/exit doors and all interior door rough/finish opening sizes. Window glazing submittals (cut sheets) to verify the fenestration **U-Factors** energy performance ratings for windows, doors & skylights. The **2009 PA Alternate Energy Code & 2009 IRC Energy Code, with revisions from the 2015 IRC, as adopted by the Pennsylvania Department of Labor and Industry Uniform Construction Code**, set the maximum U-Factor rating of **0.40**. The applicant/builder will obtain this energy rating information from the window supplier or manufacturer. Window units and exterior doors must bear the **NFRC** label for framing & insulation inspections for on-site approval of the building envelope=s energy efficiency.

- **Structural Framing Plans:** List the identification of wood species and grade # for all load bearing dimension lumber. Drawings of every level (story) of floor, ceiling framing, roof framing & wall framing construction details. Show every window & door headers, their sizes and it=s (o.c) spacing of floor, ceiling , roof joists and location of any structural beams. All engineered wood: I-joists, TJI=s, manufactured columns, beams, ridge beams and any structural wood products will require a span & point load design calculations by the manufacture of product. List sub-flooring sheeting materials (type & thickness), and wall and roof sheeting materials. **2009 IRC, as adopted by the Pennsylvania Department of Labor and Industry Uniform Construction Code Roof Rafter/Ceiling connections** (up-lift forces) for plate connections are rated @ 90 mph wind speed. Indicate locations of Simpson rafter or truss anchors. Wall bracing as required by ACT 1, 2011 shall be in accordance with the **2006 IRC chapters 602.10 through 602.11.2**
- **Use of roof trusses:** The permit applicant will provide manufacture=s truss shop drawings (signed & sealed by engineer of record). List the identification of wood species and grade # for all load bearing dimension lumber. Roof framing plans will indicate ceiling rafter: size, spacing, span distance. Roof rafter size, o.c. spacing, span distance and roof pitch design. Drawings will show valley & hip rafter sizes, roof decking material (lumber grade and size) and type of roof covering finishes. Design of attic ventilation, attic access openings (min 22" x 30"), insulation materials with all R values clearly presented on construction drawings.
- **Sectional Drawings:** Provide as many wall sections which will summarize how the structure will be constructed. Indicate on this drawing the insulation materials and their R-values for: slab on grade; crawl space fnd. walls; basement fnd. walls; floor framing; wall framing; ceiling framing or roof joists. Wall framing section/sections will identify exterior wall sheathing, wall finishes (type), both interior & exterior. Foundation wall section and footing design; concrete design psi values; corrosion resistant ACQ sill anchoring fasteners; provide finish grade elevations in inches (pitch) away from foundation walls of building, along with foundation drainage, waterproofing, ventilation, and access **2009 IRC Energy Code, with revisions from the 2015 IRC Energy Code as adopted by the Pennsylvania Department of Labor and Industry Uniform Construction Code Building Envelope Minimum Requirements:** Ceilings R-38, Walls R-13, unheated Floors R-19, Basement Walls R-10@ 13' depth, Crawl Space Walls R-10, Grade Slab Design R-10 @ 2ft.depth both horizontal or vertical installation.
- **Elevation Plans:** Provide relevant drawings, ceiling heights at each story, total building height of the structure, roof deck construction, roof covering, attic ventilation design, chimney height above highest roof elevation.
- **Plumbing Plans:** Plans will include all fixtures and equipment (including water softening devices, garbage grinders, and backflow devices). The plans will a diagram which depicts the layout of all drainage, sewer, and water piping, along with all valves locations.
- **Mechanical Plans:** Plans will include a layout of all duct work on all floors, as well as location of all grills, diffusers, registers, and the exhaust piping and ventilation systems. Include the location and type of all mechanical equipment, to include the specifications of each type. The revisions to the 2015 Mechanical Codes (IRC-IMC) as adopted by the Penn. Department of Labor and Industry Uniform Construction

Code will be utilized in the submittal.

- **Electrical Plans:** Plans will include the location and size of the service(s) , disconnect and the means as to how the size was calculated. Include the location and type of all devices with the conductor size and type. The type and size of any electrical equipment shall also be included.
- **Fire Code Plans:** Fire Sprinkler and Alarm plans shall be prepared for submittal by a PA Registered Design Professional N.I.C.E.T. Level III, or IV. All devices heads, alarm panels, horn/strobes, pull boxes, and related equipment shall be depicted by location. Include copies of all devices and calculations for sprinkler system and wiring methods and voltage calculations for alarm systems. Revisions from the 2015 Fire Code, as adopted by the Penna. Department of Labor and Industry, Uniform Construction Code shall be utilized in the submittal.
- **Obtain and Execute an Building Permit Application:** Provide all information asked for including the building contractor's information, property owner's information and all phone numbers (daytime or cellular). Application must be signed and dated.
- **PA State Worker's Compensation Insurance Form** Shall be executed, notarized and signed by your building contractor. State law mandates that the Township enforce the workman compensation law.

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