

BUCKINGHAM TOWNSHIP

P.O. Box 413, Buckingham, Pennsylvania 18912
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Website - www.buckinghampa.org



Requirements for Building a New Home

1. Complete general application including applicant and **homeowner signature**.
2. **Total Square footage** for home; area calculations shall be made using outside dimensions of construction for all usable areas including patios, decks plus garage and one half of the total square feet of basement area. If the basement is to be finished the calculations shall be for the full basement. Crawl spaces and unusable attic spaces shall not be included in area calculations.
3. All plumbers must be registered with Buckingham Township.
4. An electrical inspection agency must inspect all electrical work. We require the rough and final cut cards before final c/o is issued. See electrical attachment for inspectors.
5. Provide proof of Workers Compensation with Buckingham Township as certificate holder or fill out our Worker Compensation form, **notary required**.
6. The original Disclosure Ordinance #95-03 must have the buyers initials on each line item, all numbers must be filled in; page 6 numbers 13 and 14, signatures of the buyers, owners, or authorized agent on the last page.
7. Bucks County Conservation District E&S Permit, if applicable.
8. Check payable to Buckingham Township for \$450.00 due at time of application; plan review \$300.00 and zoning \$150.00.
9. Submit two sets of items listed below:
 - a. **Site Plan:** It is to be drawn to scale indicating lot lines, right of way, protected natural resource areas (article 31 of the Zoning Ordinance), wetlands, easements, building envelope, building location, setback distance from building to lot lines, existing and proposed grading contours, direction of water flow, berms, swales, first floor elevation, garage floor elevation, driveway slope and driveway location. The drawings are to bear the seal of a licensed surveyor.
 - b. **Construction Documents:** All designs for new construction shall be prepared by a registered architect and bear the seal of the architect responsible for the design.
Note: As of January 2018 all large plans MUST be submitted electronically.
 - c. **Architectural Drawings:** Drawings are to conform with the current edition of the IRC, International Residential Codes, include the following:
 - i. Drawn to ¼ inch scale
 - ii. Front, side and rear elevations

- iii. Plan view of all floor areas including garage, basement, patios and wood decks. Include overall dimensions of proposed construction, identify all rooms, floor finishes, egress windows, door sizes – interior and exterior, step tread and riser dimensions for the interior and exterior, plumbing and access doors. NOTE: All footings are to be formed and continuous.
- iv. Structural drawings are to include: design loads, species and grade of lumber, PSI of concrete, framing plan for floor, ceiling and roof, header sizes beam sizes, posting sizes, point load blocking, section through the building, structural garage slab design bearing the seal of the engineer responsible for the design, insulation R values per PA Act 222, prefab fireplace chase details with exterior wall and ceiling R values, flashing details at brick veneer, step flashing size and location, drip cap at windows and doors, balloon frame wall detail. NOTE: Engineers floor and roof systems require layouts with associated construction details. The drawings are to be sealed by and architect or engineer.
- d. **Plumbing Information:** Isometric drawings of the drainage and vent systems with the fixtures and pipe sizes. Isometric drawing of the water piping systems with pipe sizes, shutoffs, shower valves, laundry shock absorbers, sleeve size at foundation wall and method of sealing the sleeve and exterior wall surface. The drawings shall indicate the type of material to be used.
- e. **HVAC Plans:** Submit floor plan indicating heater location, A/C condensing unit location, duct and trunk line sizes, CFM at registers, return air duct sizing, grill sizes, condensate pump location and where it drains, and split system attic unit location. Heat load / heat gain calculations are required. NOTE: An electrical underwriter's certification is required on all wiring done by the HVAC contractor.
- f. **Carbon Monoxide Alarm:** 2009 IRC, RC15.1 For new construction and approved carbon monoxide alarm shall be installed outside each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.
- g. **Sprinkler Plans:** Complete sets of plans for the Fire Marshall to review
- h. **Electrical Plan:** Plans should be review and approved by and electrical inspection agency prior to submission to the township. Submit a floor plan locating all single pole three way and four way switches, light fixtures interior and exterior, smoke detectors, fans, receptacles, service equipment, subpanels, and A/C disconnects for review.
- i. **On-Site Water and Sewer:** Provide a copy of the Bucks County Board of Health septic system permit. All well permits are to be approved and inspected by the Bucks County Board of Health. The well driller will be responsible to contact the Board of Health for inspections. A well is to be completed and all reports

submitted to Township with a Township application for approval prior to building permit issuance. The location of the well is to be plotted on the site plan. The township well permit will be issued when the Board of Health “approval to construct” is received.

- j. As-Built:** Foundation As-Built is required prior to backfill inspection, showing to of wall calculations. *Final As-Built* is required prior to final inspection detailing total impervious surface coverage, wetlands, easements and any open space areas. The location of the well and septic systems should be identified.

Revised 1/2018