

BUCKINGHAM TOWNSHIP

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



Commercial Building Requirements

1. **Complete General Application:**
 - a. **Property owner and applicant's signatures must be on the application.**
 - b. Provide proof of **Worker's Compensation** with Buckingham Township as certificate holder or fill out our Worker's Compensation form. **PERMITS WILL NOT BE ISSUED WITHOUT THIS PAPERWORK!**
 - c. A check for **\$600.00 is due at time of application:** zoning fee, if applicable, is \$250.00 and architectural plan review fee is \$350.00. Building Permit fees will be calculated when application has been approved.
2. **Site Plan:** - 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, driveway location. The drawings must have the seal of a licensed surveyor.
3. **Construction Documents:** - All designs for new construction work shall be prepared by a PA registered design professional and bear the seal of the PA design professional responsible for the design.
4. **Architectural Drawings:** - **Attach two (2) sets of plans** conforming with the current edition of the International Codes to include the following:
 - a. Drawn to 1/4 inch scale.
 - b. Front, side and rear elevations.
 - c. Plan view of all floor areas. Include overall dimensions of proposed construction, identify all rooms, floor finishes, egress windows, door sizes interior/exterior, stairway/steps tread and riser dimensions for interior/exterior, plumbing access doors. **Note:** All footings must be formed and continuous.
 - d. 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 values of foundation walls, exterior walls and ceilings, flashing details at brick veneer, step flashing size and location, drip cap at windows and doors, balloon frame wall detail.
 - e. Engineered floor/roof systems require layouts with associated construction details. The drawings are to be sealed by a PA registered design professional.

5. **Accessibility Details:**
 - a. Submit a site plan indicating the locations and dimensions of all accessible parking spaces and accessibility signage.
 - b. Submit details of the accessible route and elevations from the accessible parking spaces to the accessible entrance of the building.
 - c. Submit details indicating the accessible route, floor elevations, and floor surfaces throughout the building.
 - d. Submit details of all components of the building complying with Chapter 11 of the International Building Codes, and ICC/ANSI A117.1.
 - e. Submit details of all plumbing elements indicating accessibility compliance.
 - f. Submit details of all accessibility signage throughout the building.
6. **Plumbing Permit Information:** **Attach two (2) sets of plans.** All plumbers must register with Buckingham Township. Include isometric drawings of the drainage and vent system with the fixtures and pipe sizing. Isometric drawing of the water piping systems with pipe sizing, 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(s) to be used.
7. **HVAC Plan Information:** **Two (2) sets of plans.** Submit floor plans indicating heater location, A/C condensing unit location, duct/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 and unit spec sheet. **Note:** An electrical underwriter's certification is required on all wiring done by the HVAC sub.
8. **Sprinkler Plans:** **Two (2) sets of plans.** Sprinkler plans and hydraulic calculations for Fire Marshal review.
9. **Electrical Plan Information:** Submit a floor plan locating all single pole three way and four way switches, light fixtures interior/exterior, smoke detectors, fans, receptacles, service equipment, subpanels, A/C disconnects. **Two (2) sets of plans must be reviewed and approved by Electrical Inspection Agency.**
10. **On-Site Water/Sewer:** Submit application for well permit on the approved township form and provide a copy of the Bucks County Board of Health septic system permit. The location of the well is to be plotted on the site plan. Well driller will be responsible to contact Board of Health for inspections. **Well is to be completed and all reports submitted to Township for approval prior to Permit issuance**
11. **As-Built:** Foundation as-built required prior to backfill inspection showing top of wall calculations and final As-Built prior to final inspection. As-Built shall detail total impervious surface coverage, wetlands, easements, and any open space areas. The location of well and septic system should also be identified.