

BUCKINGHAM TOWNSHIP

P.O. Box 413, Buckingham, Pennsylvania 18912
Phone (215) 794-8836 • Fax (215) 794-8837

Website - www.buckinghampa.org



New Home Requirements

- Last updated **2/15/2021**
- Complete general permit application including homeowners signature
- As of January 1, 2019 Where possible, submit plans and specifications electronically in pdf format. ALL LARGE PLANS & SPECS MUST BE SUBMITTED ELECTRONICALLY IN PDF FORMAT– thumb drive preferred
- Zoning and Plan Review fees are due at time of application – see fee schedule
- A complete site plan drawn to scale
- **Note:** A complete foundation As-built will be required prior to backfill inspection
- A full set of Construction plans sealed by a registered architect bearing their seal
- Provide square footage calculations for attached garage, 1st floor, 2nd floor, basement, porches
- Electrical plans must be stamped and approved by a third party electrical underwriter, suggestions attached
- Energy REScheck required.
- HVAC unit spec sheets are needed for the air handler and outdoor heat pump or A/C unit.
- HVAC manual J load calculations are needed.
- HVAC duct lay out of the home is needed.
- Show all building design construction loads on the plans.
- Spec sheets for all engineered lumber, LVL's, Power lams. Glue Lams, I-Joist, etc.
- Roof Truss Certs – Need to be stamped and approved by a design professional.
- Plumbing riser diagram is needed.
- Plumbers must register with Township – plumber registration can be found on our website
- Gas Fireplace spec sheets required.
- Gas piping diagram required for the gas appliances and fireplace.
- Range exhaust hood spec sheets required showing the amount of CFM's.
- If the range hood is more than 400 CFM's, show how the make-up air will be installed.
- Hot water heater spec sheets required.
- Spec sheets required for any basement egress bilco doors or windows that are being installed. Include the egress window well and cover spec sheets.
- Window and door specifications required showing the U-Factor 0.35 or less.
- Superior basement walls spec sheets required where installed.
- Sump pump spec sheets required.
- Smoke and Carbon Monoxide alarm spec sheets required.
- Residential Fire Sprinklers - Fire suppression plans & specs are required. If system uses fire pump & tank, provide those specifications as well.

Be sure the following Township Code items are listed on your building plans

- Township Code and IRC: 1/2" drywall required on the ceilings of the basement when using I-joint.
- Township code: 5/8" Type X drywall required on the ceilings of all roof trusses.
- Township code: 5/8" Type X drywall required on all 4 walls and ceiling of the garage.
- Township code: 5/8" Type X drywall required on all 4 walls and ceiling of the gas fireplace chase. 1/2" concrete board is needed under the gas fireplace. Dante valve must be installed.

If Applicable:

- The original Disclosure Ordinance #95-03 must be completed
- Bucks County Conservation District E&S approval letter
- Well Application is required by the Township. Application will be approved once approval is received from Bucks County Department of Health. **Note:** Well MUST be drilled and approved before the building permit will be issued
- A copy of two approved septic locations is required before building permit will be issued.
- If connecting to the Township Water / Sewer systems, approval from Water / Sewer Manager are required and fees will apply. Water / Sewer meters are available for a fee.