

# BUCKINGHAM TOWNSHIP

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Website - [www.buckinghampa.org](http://www.buckinghampa.org)



## Basement Requirements

- Complete general application including applicant's signature and property owner's signature.
- Submit two (2) complete sets of construction drawings, one (1) electronically. All Large Plans and spec sheets must be submitted electronically in PDF format, thumb drive preferred.
- Specify the use of each room on the plans.
- Smoke alarms must be installed in accordance with the UCC.
- Carbon monoxide alarms must be installed according to IRC.
- Sleeping rooms in basements shall have a second means of egress to the outside by either an access window or door. Include the size of the window or door on the plans. A 5.7 square foot minimum is required.
- Fire stopping shall be installed where required. Horizontal fire blocking is needed in the ceiling joists of all unfinished areas such as mechanical and storage rooms with unfinished ceilings. All concealed spaces created by new walls shall be fire stopped.
- Stairway detail showing the rise and tread size, 7 ¾" - 10".
- A railing detail showing the height of the handrail, 34" – 38" and the distance between spindles, less than 4".
- Access or access panels shall be provided for all plumbing cleanouts, water shut offs and electrical panels.
- Illuminated 3-way wall switch is required at the top and bottom of stairs.
- ½" gypsum board is required under stairways when they are enclosed.
- Ceiling height must be shown on plans.
- Basement walls must be waterproofed on the exterior of the foundation walls or have Dry-Lock applied on the interior foundation walls.
- Air exchange grills 12" from floor and 12" from ceiling or a louvered door must be provided when mechanical equipment is enclosed.
- A detailed plumbing riser diagram must be supplied showing pipe size, length of runs, distance to vent and water feed plan. Show location of fixtures, ejector pump; indicating the shut off valve, check valve and vent to exterior.
- All plumbers must have current year registration before starting any work.
- Electrical plans must be stamped and approved by a third-party electrical underwriter. Rough and final electrical cut cards must be submitted to Buckingham Township before a Certificate of Occupancy will be issued.
- If the basement is equipped with a fire sprinkler system show the placement of the sprinklers on the floor plan.
- Provide HVAC plans and calculations for the new habitable space or a letter from HVAC company, on letterhead, stating existing system is adequate to heat the extra square footage of basement space. Spec sheets for all new mechanical equipment are required.
- Provide a copy of your Workers Compensation Certificate with Buckingham Township named as certificate holder or complete our Workers Compensation form. Permits will not be issued without this paperwork.