

# BUCKINGHAM TOWNSHIP

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

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



## Single Family Dwelling Requirements

- Complete general permit application including applicant signature and homeowner's signature.
- 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 is required prior to backfill inspection. No inspections will be performed until the as-built is approved by Knight Engineering or the Zoning Officer.
- A full set of Construction plans sealed by a registered architect bearing their seal. ALL LARGE PLANS and spec sheets MUST be submitted electronically in PDF format, thumb drive preferred.
- Provide square footage calculations for attached garage, 1<sup>st</sup> floor, 2<sup>nd</sup> floor, basement, covered decks / porches.
- 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 is issued.
- Energy REScheck required.
- HVAC unit spec sheets for the air handler and outdoor heat pump or A/C unit.
- HVAC manual J load calculations.
- HVAC duct layout of the home.
- 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.
- Plumbers must register with Township – plumber registration form 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 for any basement egress doors or windows. Include the egress window well and cover spec sheets.
- Window and door manufacturer 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.
- Residential Fire Sprinklers - fire suppression plans & specs are required. If the system uses fire pump & tank, provide those specifications as well.

**Be sure the following Township Code items are noted 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 Buckingham 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 is issued.
- A copy of two approved septic locations is required before the building permit is issued.
- If connecting to the Township Water / Sewer systems, approval from Water / Sewer manager is required and fees may apply. Water / Sewer meters are available for a fee.
- All stormwater plans will be submitted through the township, including any revisions.