

Lower Gwynedd Township

Building & Zoning Department | Phone: (215) 646-5302

1130 North Bethlehem Pike Spring House, PA 19477



Commercial (New Building/ Alteration/addition/repairs)

Before submitting your permit and plans please double check that you have included the required information. More detail is better than less, and incomplete submissions will delay your permit.

- Complete all sections of Application for Building Permit
- Complete Application for Contractor's License
- Complete Application for Electrical License
- Complete Certificate of Use and Occupancy Binder

Zoning/Site Plan (minimum scale than 20' = 1") Provide 2 copies of the plans showing all of the following:

- Name, address, and phone number of applicant and owner
- Address of site (location of the work)
- North arrow & drawing scale
- Property lines & dimensions (measurements)
- Setback lines to indicate required yards
- Existing improvements on the land and their dimensions- i.e. house, porch, deck, shed, driveways
- Proposed improvements and their dimensions- clearly indicated that this is the proposed
- Distances from any existing and proposed structures to the property lines
- Streets and alleys (with labels)
- Driveway location and information
- Sidewalks, curbs, street lights
- Location and square footage of all structures on the property
- Total square footage of existing living space and square footage of proposed additional space
- Trees with trunk diameter of 6" or more that are located within 50 foot of proposed work

Building Plans (Preferred scale $\frac{1}{4}'' = 1'$) Provide 2 copies of the plans showing all of the following:

- Floor plan information is on sheet(s) or page(s) ____
- Structural plan information is on sheet(s) or page(s)
- Foundation plan information is on sheet(s) or page(s)
- Sectional detail is on sheet(s) or pages(s) _____
- Window and door schedule is on sheet(s) or page(s) _____
- Building elevations for each side of structure
- Floor plan for each floor (including basement and attic)
- Smoke detector placement is indicated in the floor plans
- Necessary egress windows are labeled as such the floor plans
- Foundation plans (footings 36-inch deep minimum)
- Crawlspace and attic ventilation information
- Type and location of all anchorage hardware, including specific type hold downs and hurricane straps
- Beam, header, girder, columns and post sizes and material
- Directions, size, support, placement, and spacing for all ceiling, framing, and roofing members
- Window and door schedule showing all sizes and energy efficiency information
- Stairways and handrails with measurements
- Floor and wall assemblies
- Sectional view showing detail of footings through roof
- Header sizes and materials, include design calculations for any header longer than 6 foot. Dimensions of all required access openings
- Identify all construction materials
- Show all required energy efficiency features (For additions attach Energy work sheet or ResCheck

Plumbing Plans (Preferred scale $\frac{1}{4}'' = 1'$) Provide 2 copies of the plans showing all of the following:

- Plumbing plan information is on sheet(s) or page(s)____ ____
- Riser diagram is on sheet(s) or page(s) _____
- All fixtures are shown
- All pipe and venting is shown
- Dimensions of all required access openings
- Manufacturers specifications are included for any mechanical vents
- Piping type is identified

Mechanical Plans (Preferred scale $\frac{1}{4}'' = 1'$) Provide 2 copies of the plans showing all of the following:

- Mechanical plan information is on sheet(s) or page(s) _ _ _ _
- Manufacturers spec sheets are attached for any piece of equipment being installed

- Location, type and fuel source for all mechanical equipment shown
- Location and CFM of all mechanical ventilation shown
- Size and location of all ventilation openings
- ACCA form/ load calculations for HVAC E.

Electrical Plans (Preferred scale $\frac{1}{4}'' = 1'$) Provide 2 copies of the plans showing all of the following:

- Electrical plan information is on sheet(s) or page(s) _ _ _ _
- Electrical plans are reviewed and stamped by underwriter