

REQUIRED PLANS & SPECIFICATIONS SUBMITTED WITH PERMIT APPLICATION

The building permit procedures were created by the Township in an effort to coordinate all facets of construction while ensuring strict adherence to the Township Zoning Ordinance and all applicable building codes. Non-compliance with the building permit process will insure the application being returned to the applicant for additional information.

PLANS

Two complete sets required. Architectural seal required for new single family or multi-family dwellings.

ELEVATIONS

Front, rear and two sides. Include sizes and dimensions of chimneys, roof soffit, crawl space ventilation, grades, porches, steps, gutters, leaders, windows and doors.

FLOOR PLAN

Room sizes and uses, direction of floor and ceiling joists, window and door locations, beam sizes with locations and smoke detector locations.

FOUNDATION PLAN

Sizes and location of footings, foundation walls, girders, double joists and headers. Indicate foundation is to be damp proofed or waterproofed.

CROSS SECTION

Full cross section itemizing each type of construction material, listing all sizes and spacing, **INSULATION VALUES** of floors, walls, roof etc, overall height, floor to ceiling heights and pitch of roof. Section shall also demonstrate framing alignment between floor levels and anchoring systems between different types of materials.

MISCELLANEOUS

Stair details, fireplace details, door schedules including clear opening width, clear opening width, clear opening height and clear opening square footage of all bedroom openings.

MECHANICAL

Make, model, sizes and location of units with size and location of all supply and return ducts with their insulation values.

ENERGY CONSERVATION

Insulation materials and their R-values; fenestration U-factors and SHGCS; system and equipment efficiencies, type, sizes and controls; duct sealing, insulation and location and air sealing details.

PLUMBING

Types, sizes and location of fixtures, drains, wastes, vents and supply lines. Schematics of drain, waste and vent shall be separate from supply line schematics for clarity purposes.

ELECTRIAL

Location of lighting, outlets, switches, receptacles, main service, wire gauges, breaker sizes and circuit designation and inspection agency chosen to inspect work.

RESUBMISSIONS

In the event the Township requires additional information be submitted to ensure code compliance, the resubmission shall be two complete sets of plans and specifications with all additional plans, specifications, details and notes affixed directly to the drawing for review to be completed in 10 working days.