

HATFIELD TOWNSHIP

RESIDENTIAL NEW CONSTRUCTION BUILDING PERMIT PROCEDURES

A building permit is required for all new residential construction (i.e. new home, detached garage).

PART I – Location of Property – Complete address including city, state and zip code must be provided on all applications.

PARTS II thru X – Complete every section.

PART IX – Building Size – dimensions of the building & property (length/width) and/or total square feet or acreage must be provided on all applications.

PART XII - Property Diagram – Show all dimensions of entire property (length x width and square feet of entire lot). Identify streets adjacent to property. Place all buildings, with size dimensions (length and width) indicated, within property lines and indicate whether existing or proposed. Indicate front yard, side yard, and rear yard setbacks by showing the distance from buildings to property lines on all sides. **The property owner is responsible for the accuracy of this plot plan. On-lot sewage disposal systems and/or any easements/deed restrictions must be indicated.**

PART XIII – Sign and date application. If property resident is not the owner of the property, a notarized statement indicating the owner's approval of the proposed construction must be submitted with the application. Provide phone numbers where property owner/resident and or contractor may be reached. Contractors making application must be registered with Hatfield Township annually.

PLANS AND SPECIFICATIONS

- **Three (3) copies of all plans and specifications must be submitted with all applications for building permit. Cross Section Drawings, giving structural details as outlined below, must be included.**
 - **Sewer Permit Number is required on application for all new construction. Permit number can be obtained at the Hatfield Township Municipal Authority (215-822-9300).**
 - **An Earth Disturbance Permit Application must also be included if improvements result in 1,000 or more square feet of new impervious surface and/or 1,000 square feet or more of earth disturbance. Please see permit for instructions regarding stormwater requirements. A Stormwater Management and Best Management Practices Operations and Maintenance Agreement must be signed by applicant or homeowner(s) prior to issuance of permits.**
 - **One (1) CD with As Built plan of construction in .pdf format required prior to final inspection.**
- A. **DIMENSIONS** – Show all dimensions of all proposed structures – height (ground level to highest point of roof), width and length. Give overall floor plan showing interior layout and dimensions.
- B. **FOUNDATION & FOOTINGS (SEE G)** – Give all foundation information – depth of excavated footings to the finished grade and width of footings. Indicate depth of concrete in footings (minimum 8”). Show size and type of materials used for walls, (i.e. block) and foundation floor. Indicate thickness and PSI (pounds per square inch) of concrete and/or other sub-materials.
- C. **MAIN BEAMS (SEE G)** – Give size and description of materials of beam and column supports. Spans between columns must be indicated. If using *Manufactured Beams*, structural plans must be sealed by engineer or architect.

- D. **FLOORS (SEE G)** – Indicate joist direction, span, size, spacing, bridging, and anchorage to foundation. Show type and thickness of sub-floor. If using *Manufactured Floor Trusses*, structural plans must be sealed by engineer or architect.
- E. **WALL** – Indicate wall plates, stud size and spacing, type and placement of bracing, details of exterior materials, and door and window headers. Indicate the use of wall insulation, its thickness and R factor. Indicate span of cantilever. Show railings and or guards with height and spacing of all balusters where needed.
- F. **CEILING & ROOF FRAMING (SEE G)** – Indicate size, spacing, direction, and span of joists. Roof rafters must show pitch, size, span, and spacing. Indicate spacing of collar ties. Show type, thickness and R factor of ceiling insulation. Roof sheathing and type of roof materials to cover it should be shown. Indicate attic ventilation. If using *Manufactured Roof Trusses*, structural plans must be sealed by engineer or architect.
- G. **ATTACHING TO EXISTING STRUCTURE** – Indicate method of attachment of items B through F above of the proposed structure to the existing structure, if applicable.
- H. **INTERIOR** – Indicate type and thickness of materials to be used on interior walls and ceilings.
- I. **ENERGY CODE** – Calculations must be submitted on all drawing to comply with the State UCC.

ADDITIONAL INFORMATION

FEES – Permit fees must be submitted with the permit application. If paying by check, please make check payable to “Hatfield Township”.

REVIEW – The application will be reviewed by the Code Enforcement and Zoning Departments for compliance with all Hatfield Township codes and ordinances and the State UCC.

PERMIT GRANTED – **If approved, the permit will be processed and issued to you within fifteen (15) business days. Work may not start until a permit has been approved and granted.** The permit cards are to be displayed so as to be visible from the street.

PLUMBING, ELECTRICAL AND HVAC – All plumbing, electrical, heating and air conditioning contractors and/or their personnel must be registered and provide a Certificate of Insurance verifying Worker’s Compensation coverage, and Federal or State Employer Identification Number (EIN). In addition, each contractor must obtain the appropriate permits for the work to be done. All electrical work must be inspected by United Inspection Agency.

INSPECTIONS – Call the Township building department office (215-855-0900) at least 24 hours in advance to schedule each inspection. Responsibility for notification for inspections at the various stages of construction lies with the applicant and/or contractor. **If the appropriate inspections are not requested, uninspected work will not be granted final approval. If an inspection fails twice for the same code violation, a reinspection fee will be required prior to a third inspection.**

HATFIELD TOWNSHIP

Residential New Construction Plan Examination and Building Permit Application

I - LOCATION OF PROPERTY

Address: _____ City: _____

State: _____ ZIP: _____

II - IDENTIFICATION – To be completed by all applicants

APPLICANT Name: _____ Phone: _____

Company: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Email Address: _____

OWNER Name: _____ Phone: _____

Address: _____

City: _____ State: _____ Zip Code: _____

CONTRACTOR Company: _____ Phone: _____

Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

State License Number: _____ Expiration Date: _____

DESIGN Name: _____ Phone: _____

PROFFESIONAL

Address: _____

City: _____ State: _____ Zip Code: _____

III - TYPE OF CONSTRUCTION OR IMPROVEMENTS

New Building Description of Work: _____

Dumpster Usage: Yes No (See Fee Schedule)

IV - PROPOSED USE

Single Family Multi-family Garage/Carport

Description _____

V - PRINCIPAL TYPE OF FRAME

Masonry (bearing walls) Wood Frame Structural Steel Reinforced Concrete

Other _____

VI - TYPE OF SEWAGE DISPOSAL

Public Private (septic tank)

VII - SEWER PERMIT NUMBER

Number: _____ (Obtained from Sewer Authority)

VIII - TYPE OF WATER SUPPLY

Public Private (well)

IX - DIMENSIONS

Number of stories _____ Square footage of construction area, based on exterior dimensions _____

Number of bedrooms _____ Number of bathrooms Full _____ Partial _____

Total building square footage _____ (if not the same as above)

X - COST

Cost of Construction Improvements \$ _____

XI – FEE (see fee schedule)

PERMIT FEE: \$ _____

XII - SITE OR PLOT PLAN –Please provide or attach plot plan details.

XIII - SIGNATURE

Deposit of Check Representing the Fee for this Application does not Constitute Approval of or Granting of Same by Hatfield Township. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent and we agree to conform to all applicable laws of Hatfield Township.

SIGNATURE OF APPLICANT

DATE

SCHEDULE OF FEES

Building Permit Fees.

1. New Residential Unit

\$510.00 plus \$.30 per square foot - All space including basement and garages.

\$30.00 Re-Inspection Fee may be applied if a third inspection is necessary.

\$10.00 Per Dumpster