

# LOWER OXFORD TOWNSHIP

220 Township Road • Oxford • PA • 19363  
Phone: 610-932-8150 ext. 14 • Fax: 610-932-2367

**\*\*\*PLAN REVIEW REQUIRED\*\*\***

## BUILDING PERMIT & APPLICATION COMMERCIAL ~ SINGLE EVENT PERMIT Communication Tower Additions/Reductions And/or Structural Modifications

TPI # <b>56-</b> _____ - _____	Date of Application: _____ / _____ / _____	Permit #: LOTC- _____ - _____ -SEV
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Property Owner:		Cell No.	
Property Address		Phone No.	
Owner's Address: (if different than property)		E-mail:	

Name of Contractor:		Cell No.	
Address:		Phone No.	
Contact Name:		Fax No.	

S/D Name:	Lot No.:	Lot Size:	Acre(s)	Non-Conforming Lot? <input type="checkbox"/> Yes <input type="checkbox"/> No
Type: Placement of Temporary Tent	Use: Commercial	Zoning District: C-1, C-2, C-3, I-1		Zoning Variance Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
DIMENSIONS	Width:	Length:	Total Sq. Ft.	SWM Waiver Required? ( $\leq 1,000$ sq. ft.) <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Utilize Existing Impervious? <input type="checkbox"/> Yes <input type="checkbox"/> No _____ sq. ft.
				SWM Plan Required? ( $\geq 1,000+$ sq. ft.) <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A ( $\geq 2,000+$ sq. ft.) <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

### Scope of Work:


I hereby certify that the work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and we agree to conform to all applicable laws of this jurisdiction. We also understand that all information contained in this building permit application is agreed to be essential, and any erroneous information contained herein shall render the Permit invalid ab initio, without regard to whether construction has commenced.

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Contractor (if applicant) \_\_\_\_\_ Date: \_\_\_\_\_

**Note: A Certificate of Liability is required from the contractor before work begins**

**Remarks:** Please contact Building Inspector at least 24 hours prior to each inspection (Refer to plan review sheet). The Building Inspector has 15 business days (excludes weekends & holidays) to complete review and 10 days to complete review if the plans are stamped by an engineer.

Signature of Approval of BCO: \_\_\_\_\_ Date: \_\_\_\_\_

Estimated Cost of Project: \$ \_\_\_\_\_ Permit Fee \$ \_\_\_\_\_

Method of Payment:  Check # \_\_\_\_\_ (Payable to Lower Oxford Township)  Money Order  Cash (No Credit Cards Accepted)

- Permit becomes invalid if work is not commenced within 180 days of issuance or if work is suspended or abandoned for more than 180 days after work begins.
- Permit holder may request an extension to begin construction. Approval must be in writing.
- No permit may be valid for more than 5 years from its issue date.

Payment to Secretary/Treasurer: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
Blue Weather Card to Building Inspector: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**Building Inspector: Scott Moran – 610-637-1003**

THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY STREET, ALLEY OR SIDEWALK OR ANY PART THEREOF, EITHER TEMPORARILY OR PERMANENTLY ENCROACHMENTS ON PUBLIC PROPERTY, NOT SPECIFICALLY PERMITTED UNDER THE BUILDING CODE, MUST BE APPROVED BY THE TOWNSHIP, STREET OR ALLEY GRADES AS WELL AS DEPTH AND LOCATION OF PUBLIC SEWERS MAY BE OBTAINED FROM THE ZONING OFFICE. THE ISSUANCE OF THIS PERMIT DOES NOT RELEASE THE APPLICANT FROM THE CONDITIONS OF ANY APPLICABLE SUBDIVISION RESTRICTIONS.

**MINIMUM OF THREE CALLED INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK:**  
 1) FOUNDATIONS OR FOOTINGS.  
 2) PRIOR TO COVERING STRUCTURAL MEMBERS (READY FOR LATH OR FINISH COVERING).  
 3) FINAL INSPECTION BEFORE OCCUPANCY.

**APPROVED PLANS MUST BE RETAINED ON JOB AND THIS CARD KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE. WHERE A CERTIFICATE OF OCCUPANCY IS REQUIRED, SUCH BUILDING SHALL NOT BE OCCUPIED UNTIL FINAL INSPECTION HAS BEEN MADE.**

**POST THIS CARD SO IT IS VISIBLE FROM STREET**

BUILDING INSPECTION APPROVALS	BUILDING INSPECTION APPROVALS	BUILDING INSPECTION APPROVALS
		DATE CERTIFICATE OF OCCUPANCY ISSUED: _____
		ISSUED BY: _____

WORK SHALL NOT PROCEED UNTIL THE INSPECTOR HAS APPROVED THE VARIOUS STAGES OF CONSTRUCTION.

**PERMIT WILL BECOME NULL AND VOID IF CONSTRUCTION WORK IS NOT STARTED WITHIN SIX MONTHS OF DATE THE PERMIT IS ISSUED:**

INSPECTIONS INDICATED ON THIS CARD CAN BE ARRANGED FOR BY TELEPHONE OR WRITTEN NOTIFICATION.

# Lower Oxford Township

## Permit for Application for Communication Tower Additions/Reductions and/or Structural Modifications

**Application**

**Three (3) Copies of Plans - Stamped or Certified Engineered) – Plan Review Required.**

**Certificate of Liability Form (from Contractor)**

**Collection of Fees:**

- Permit Fee..... \$200.00
- Plan Review..... \$100.00
- Inspections (Refer to Building Inspector’s Plan Review) ..... \$100.00 @
- Re-Inspection for Failed Inspections ..... \$100.00 @
- Certificate of Occupancy (C of O) ..... \$25.00
- UCC Fee..... \$4.50
  
- SWM Exemption Fee (if under 1,000 sq. ft.)..... \$25.00
- Small Project SWM Permit Fee (under 1,000 sq. ft.) ..... \$150.00
  - Initial Escrow..... \$500.00
- SWM Permit Fee (Residential 2,000 sq. ft./Agricultural 10,000 sq. ft.) ..... \$300.00
  - Initial Escrow..... \$500.00
  - Professional reviews will be charged at actual cost and shall be added to as necessary to maintain an escrow at 25% of original amount; any excess shall be refunded to the applicant.
  
- As of January 1, 2014, the State requires any construction that results in impervious surface to be monitored. Residential construction that exceeds 1,000 sq. ft. in impervious surface will need a stormwater management plan that must be approved by an engineer. This should accompany any plans submitted by the owner or contractor.
  
- **Stormwater Management – Act 167** - Pennsylvania’s Storm Water Management Act (Act 167) was enacted in 1978. This Act was in response to the impacts of accelerated stormwater runoff resulting from land development in the state. It requires counties to prepare and adopt watershed based stormwater management plans. It also requires municipalities to adopt and implement ordinances to regulate development consistent with these plans.

NOTE: Additional Fees for permits issued after the Zoning Officer’s issuance of a violation notice for commencement of work without a required permit will be \$50.00 or 50%, whichever is greater. In no event, however, shall the additional fee for any one permit exceed \$150.00. (Resolution 12-1998).

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- ...or, work is suspended or abandoned for more than 180 days after work begins
- Permit holder may request an extension to begin construction...approval must be in writing
- No permit may be valid for more than 5 years from its issue date