

LOWER OXFORD TOWNSHIP

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

BUILDING PERMIT & APPLICATION

**RESIDENTIAL ACCESSORY BUILDING
CUSTOM BUILT – OVER 1,000 SQ. FT.
(INCLUDES POLE BARN, DETACHED GARAGE, ETC.)**

TPI # 56-_____-_____	Date of Application: ____/____/____	Permit # Issued: K-_____-_____
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Name of Property Owner: _____
Last First MI Cell No.: (____) _____
Tel. No.: (____) _____

Property Address: _____

Owner's Address (if different than property) _____

Contractor/Builder: _____ Tel. No.: (____) _____

Address: _____

Subdivision Name: _____ Lot No. ____ Lot Size: _____ Zoning District: R1, R2, R3, R4, I1, C1, C2, C3

Shed Dimensions: Width: _____ Length: _____ Height: _____ Total Square Footage: _____

To Type: Place Custom Built Accessory Building Use Group: Residential Foundation: _____

Is electric going to be run to the structure? Yes No

Remarks: Inspections: To be determined by Building Inspector on Plan Review. Please contact Building Inspector, Scott Moran, at 610-637-1003 at least 24 hours prior to each inspection.

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: _____

Signature of Approval of BCO: _____ Date: _____
Deborah J. Kinney, BCO (#002899)

Estimated Cost of Project: \$ _____

Method of Payment: Check # _____ (Payable to Lower Oxford Township) Cash Money Order

 **If you have questions, or unsure about the interpretation of this requirement, please contact the Codes Enforcement Officer at 610-932-8150 ext. 14.**

- Accessory Building may only be placed in side and rear of yard of property.
- Applicant must maintain 10 feet from the property line.
- Buildings may not be placed in right-of-ways, easements, replacement septic areas, or delineated wetland areas.
- 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.

Blue Weather Card to Building Inspector – Date: ____/____/____
Copy with payment to Secretary/Treasurer – Date: ____/____/____

PLOT PLAN

Outline the shape of the building lot show dimensions, and locate NORTH point. Outline building to be constructed, designate any other building on the same Plot, show dimensions, show set-back of front yard, rear yard, and side yards, also locate water and sanitary services. Accessory Building is to be placed only in the side and rear yard of property and must maintain 10 feet from the property line. **Note: If you are located on a corner lot you have two "fronts." You will need to adhere to the setbacks for two front yards. Non-Subdivided Land setbacks are 16.5' from center of road - Subdivision setbacks are 85' from center of road. Check with the Zoning Officer to ensure proper setbacks.**

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 JURISDICTION, STREET OR ALLEY GRADES AS WELL AS DEPTH AND LOCATION OF PUBLIC SEWERS MAY BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. 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	ELECTRICAL INSPECTIONS	HEATING/PLUMBING INSPECTIONS
OTHER:		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 Application for Residential Accessory Structures Checklist
Custom Built, Pole Barn, Detached Garage, etc. – Over 1,000 Square Feet

Application

2 (Two) Copies of Plans – If Plan review is required, Building Inspector will do footing inspection and final inspection. Codes Enforcement Officer will issue Certificate of Occupancy once all inspections have passed.

Plot Plan of Property

Check Setbacks (Erected in side or rear yards, provided that there remain side or rear yards of at least 10’ from the side or rear lot lines.)

Check Distances from Other Buildings if applicable – (20’ between permanent buildings)

Check Distances from Well & Septic (Applicant should check with Health Department to determine the setbacks required for well and septic.)

Collection of Fees:

Permit Fee \$250.00

Each additional 10 ft. over 1000 sq. ft. or part thereof \$10.00

Inspections \$50.00

(At least two inspections (footing & final) are required for any accessory buildings with footers. Total amount of inspections will be determined by Building Inspector.)

Plan Review \$60.00

Certificate of Occupancy \$25.00

UCC Fee..... \$4.00

Electrical Inspection..... \$50.00

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).

- 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

2006 INTERNATIONAL BUILDING CODE - SECTION 110 - CERTIFICATE OF OCCUPANCY

110.1 Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

110.2 Certificate issued. After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the department of building safety, the building official shall issue a certificate of occupancy that contains the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the building official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3.
9. The type of construction as defined in Chapter 6.
10. The design occupant load.
11. If an automatic sprinkler system is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the building permit.

110.3 Temporary occupancy. The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The building official shall set a time period during which the temporary certificate of occupancy is valid.

110.4 Revocation. The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.