



IN-GROUND SWIMMING POOLS GENERAL INFORMATION

The following is a list of items that must be provided for an in-ground pool. Additional items may be required as directed by the Township.

1.) In-Ground Pool Application Requirements - (Pool Fee \$500) + (Zoning Fee \$95) + (Electrical Fee – Based on Project Cost)

- Complete consolidated permit application
- Signed and Sealed plan required for in-ground pool
- Electrical plan with details
- Manufacturer's specifications for pool, pumps, and pool heaters
- Fence details per pool code
- Property Lines, easements, location of pool and equipment setbacks from property lines (minimum 10 feet)

2.) Grading/Stormwater Permit Application (Attached) - (Permit Fee \$100) + (Escrow Fee \$1,000)

- Required for all in-ground pools
- Plan for grading, topographical and stormwater controls
- Provide stormwater management design for increases in impervious coverage of 1,500 sf or more (accumulative since February 25,2004). See attached Small Project Stormwater Management Document

3.) Provide Completed Worker's Compensation Insurance Coverage and Certificate of Insurance

Note: Damage done to property, walkways, sidewalks, curbs, driveway aprons must be repaired or replaced as required per Chapter 133 of the Township code. Additional permit required for concrete replacement for sidewalks, curbs and aprons must be obtained by contactors or homeowner.

Required Inspections

Inspections will be noted when the permit is issued- allow 24 hours to schedule inspections.



1090 Troxel Road
Lansdale, PA 19446
Phone: 215-368-7602

permits@towamencin.org (for questions only)

Permit # _____

CONSOLIDATED RESIDENTIAL PERMIT APPLICATION

Construction Permits are required for residential new construction, additions, alterations, repairs, plumbing, mechanical, electrical, swimming pools, sheds, decks, patios, roofing/siding replacement, and fences. Permit applications must be completed and submitted with two (2) sets of applicable drawings and specifications. If work is new construction, or exterior to the existing structure, two (2) plot plans showing the location and dimensions of the proposed construction and all existing property features (including easements) must be submitted.

**Please include a copy of any prior approvals if applicable (i.e., variance, grading permit)*

PROPERTY ADDRESS: _____

OWNER NAME: _____

MAILING ADDRESS: _____

HOME PHONE#: _____ MOBILE PHONE#: _____

E-MAIL ADDRESS: _____

DETAILED DESCRIPTION OF THE PROPOSED WORK IS REQUIRED:

FOR ADDITIONS, DECKS, DRIVEWAYS, FENCES, SHEDS, SIGNS, SOLAR, PATIO OR RETAINING WALLS STOP HERE, COMPLETE THE ZONING SECTION ON PAGE 3 AND ATTACH TWO (2) PLOT PLANS, AND PROVIDE AUTHORIZED SIGNATURE ON PAGE 3. ADDITIONAL DOCUMENTATION MAY BE REQUIRED.

Provide the following information below:

Contractor Name: _____ Phone No. _____
(Building, Plumbing, Electric, Mechanical, & Roof/Siding)

Contractor Address _____

Email Address: _____ State Registration # _____

Note: Add additional contractors on page 4

BUILDING	Sq. Ft. _____ of work area	PROJECT COST \$ _____
INDICATE PROPOSED WORK: (check all that apply)		
<input type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Interior Alterations/Renovations		
IF NEW CONSTRUCTION:		
(Choose: Type & Structural Frame below)		
<input type="checkbox"/> Single Family Home <input type="checkbox"/> Twin <input type="checkbox"/> Townhome <input type="checkbox"/> Apartments/Condominium <input type="checkbox"/> Wood <input type="checkbox"/> Masonry <input type="checkbox"/> Concrete <input type="checkbox"/> Steel <input type="checkbox"/> Other _____		
SEWER: <input type="checkbox"/> Public <input type="checkbox"/> Septic Tank Water: <input type="checkbox"/> Public <input type="checkbox"/> Well		
TYPE: <input type="checkbox"/> Deck (over 30" above grade) <input type="checkbox"/> Deck/Patio with Roof <input type="checkbox"/> Garage <input type="checkbox"/> Solar Panels Circle One Roof/Ground <input type="checkbox"/> Pool or Hot Tub <input type="checkbox"/> Pole Barn <input type="checkbox"/> Retaining Wall _____ ft. long _____ ft. high <input type="checkbox"/> Other _____		

PLUMBING	PROJECT COST \$ _____
WORK IS: <input type="checkbox"/> Repair/Replace <input type="checkbox"/> New Construction <input type="checkbox"/> Building Sewer	
ENTER QUANTITY:	
(for each)	
Bathtubs/Shower # _____ Catch Basin # _____ Dishwasher # _____ Floor Drain # _____ Humidifier # _____ Laundry Tub # _____ Sink # _____ Toilet # _____ Water Heater # _____ Sewage Ejector # _____ Back Flow Preventer # _____ Sump Pump # _____ Softener # _____ Washing Machine # _____ Sewer Lateral # _____	
Other: _____	
Total Number of Fixtures _____	

HVAC/Mechanical	PROJECT COST \$ _____
WORK IS: <input type="checkbox"/> Repair/Replace <input type="checkbox"/> New Construction	
FULE TYPE: <input type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Natural Gas (Provide PECO "Natural Gas Load Calculations" Form on our website)	
Type of Unit being installed: _____	
Total number of UNITS being installed: _____ (Submit Specs of Replacement Unit)	
*Fireplaces, Wood Stoves, Gas Stoves and Generators (Submit Specs)	
<input type="checkbox"/> Wood <input type="checkbox"/> Gas <input type="checkbox"/> Free Standing Unit <input type="checkbox"/> Insert Unit <input type="checkbox"/> Tank <input type="checkbox"/> Generator (Choose Fuel Type Above)	
Additional Information: _____	

ELECTRICAL	PROJECT COST \$ _____
WORK IS: <input type="checkbox"/> New Construction <input type="checkbox"/> Repair or Replace <input type="checkbox"/> Solar Panels Circle One: Roof/Ground <input type="checkbox"/> Generator <input type="checkbox"/> Other: _____	
DESCRIPTION OF WORK: _____	
REQUIRED INSPECTIONS:	
<ul style="list-style-type: none"> ● Rough Wire (before close in) ● Final Inspection & Final on all new services 	

ROOFING / SIDING (REPLACEMENT ONLY)	PROJECT COST \$ _____
Note: Applicant must submit information relative to the scope of work and materials. Copy of the proposal is acceptable.	
WORK IS: <input type="checkbox"/> Roofing <input type="checkbox"/> Siding	
TYPE OF RATED SEPARATION: <input type="checkbox"/> Masonry <input type="checkbox"/> Rated Assembly <input type="checkbox"/> Other _____	
Total Number of Rated Wall and/or Floor Separations per Building _____	

ZONING	ZONING FEE:
INDICATE PROPOSED WORK: (check all that apply) <input type="checkbox"/> Additions <input type="checkbox"/> Decks <input type="checkbox"/> Fence <input type="checkbox"/> Shed <input type="checkbox"/> Patio <input type="checkbox"/> Retaining Walls _____ ft. long _____ ft. high <input type="checkbox"/> Solar (Circle One: Roof or Ground) <input type="checkbox"/> Swimming Pool (In Ground Only. Separate Permit for Above Ground Pools)	
DESCRIPTION OF WORK: (i.e. size, height, construction & assembly details, etc.) _____ _____	
TYPE OF WORK: <input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Estimated Cost: \$ _____	
<i>*Note: Township Ordinance does NOT permit the placement of any fence or structure on an easement or the right-of-way.</i>	

APPLICANT CHECKLIST <small>Note: Some items may not be required</small>	
<input type="checkbox"/>	Completed and signed building permit application
<input type="checkbox"/>	2 copies of plot plan <i>(if applicable)</i>
<input type="checkbox"/>	2 copies of construction plans <i>(plans may be required to be signed and sealed by a design professional)</i>
<input type="checkbox"/>	2 copies of the electrical plans
<input type="checkbox"/>	Grading permit <i>(separate application)</i> – if the structure exceeds 1500 sq. ft. (Even if cubic yards is less than 100 c)
<input type="checkbox"/>	2 copies of the grading plan
<input type="checkbox"/>	PA License Number for ALL Contractors/Subcontractors
<input type="checkbox"/>	Copy of Contractor’s Liability and Workers Compensation Insurance <i>(must list Towamencin Township as additional insured)</i> or complete the Worker’s Comp. Exemption form
<input type="checkbox"/>	24 HOUR NOTICE IS REQUIRED FOR ALL INSPECTIONS
<input type="checkbox"/>	(Fee payment MUST be submitted with this application)

PLEASE BE ADVISED TOWNSHIP STAFF MAY REQUEST ADDITIONAL INFORMATION

I hereby certify that I am the property owner, or the authorized agent on behalf of the property owner, submitting this application. I hereby attest the information provided on this application is correct and true to the best of my knowledge. I agree to comply with all applicable laws, codes, ordinances and regulations of Towamencin Township.

Applicant Signature: _____ **Date:** ____/____/____

PERMIT REVIEW (Office Use Only)			
Building Review:	Signature	Date Approved:	Fee Paid:
Plumbing Review:			Fee Paid:
HVAC/Mech. Review:			Fee Paid:
Electrical Review:		Date Approved:	Fee Paid:
Zoning Review:		Date Approved:	Fee Paid:
Notes:			

Deposit of check representing the fee for this application does not constitute approval of or granting of same by Towamencin Township.

ADDITIONAL LIST OF CONTRACTORS

PLUMBING CONTRACTOR NAME: _____ Phone No. _____

Contractor Address _____

Email Address: _____ State Registration # _____

ELECTRICAL CONTRACTOR NAME: _____ Phone No. _____

Contractor Address _____

Email Address: _____ State Registration # _____

MECHANICAL CONTRACTOR NAME: _____ Phone No. _____

Contractor Address _____

Email Address: _____ State Registration # _____

TOWAMENCIN TOWNSHIP

RESIDENTIAL PERMIT PROCEDURES

Construction Permits are required for residential new construction, additions, alterations, repairs, plumbing, mechanical, electrical, swimming pools, sheds, decks, patios, roofing/siding replacement, and fences. Permit applications must be completed and submitted with two (2) sets of applicable drawings and specifications. If work is new construction, or an addition/expansion dimensions of the property (length/width) and/or total square feet or acreage must be provided on drawings. Drawings must also show the location and dimensions of the proposed construction and all existing property features (including easements) must be submitted.

1. Location of Property – Address, Owner Name, and Contact information must be provided on all applications.
2. Complete every section that is applicable to your proposed work.
3. Drawings for additions, patios, decks, swimming pools or gazebos must show all setbacks to side and rear neighboring properties. On-lot sewage disposal systems and/or any easements/deed restrictions must be indicated

PLANS AND SPECIFICATIONS

Two (2) copies of all plans and specifications must be submitted with all applications for permits. Cross Section Drawings, giving structural details as outlined below, must be included. Township requires signed and sealed plans if any engineered materials (i.e.: steel, trusses, bond beams or manufactured beams) are being used in the construction of the structure.

- 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 licensed design professional.
- 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 licensed design professional.
- 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 licensed design professional.
- 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.

NOTE FOR POOLS – Temporary fencing (such as snow fencing) must be provided around excavation during construction. Details of permanent pool fencing showing compliance with Township Codes must be shown on plot plan. **Permanent fencing must be in place before pool is filled.**

ADDITIONAL INFORMATION

FEES – Permit fees must be submitted with the permit application.

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

PERMIT GRANTED – **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 **provide a Certificate of Insurance verifying Worker's Compensation coverage, and State Home Improvement PA License Number.** In addition, each contractor must obtain the appropriate permits for the work to be done

INSPECTIONS – **Call the Township office (215-368-7602) 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.

TOWAMENCIN TOWNSHIP

GRADING/STORMWATER PERMIT PROCEDURES

PART I – Location of Property – Address, Subdivision Name and Parcel Number must be provided on all applications.

PARTS II thru IX – Complete every section.

PART III - Grading or Stormwater Management Plan – The plan and application shall show all of the following information; present contours, proposed contours, all lot lines, streets, buildings trees over 8” in diameter, description of soil type and classification details with location of proposed drainage facilities. All plans shall be dated with all revision and must bear the names of (1) person who prepared plan, (2) the application, (3) the owner of the land.

PART VIII – Notice to all Adjacent Property Owners - Before commencing any excavation or fill work, a notice is required to be sent to all adjacent property owners not less than 14 days before work is to begin. Copies of the letters shall be sent to the Towamencin Code Enforcement Department.

PART IX – Sign and date application. Provide phone numbers where Design Professional and Contractor may be reached. Contractors making application must provide a Certificate of Insurance verifying coverage for Worker’s Compensation and their Federal or State Employer Identification Number (EIN).

Acknowledgement of As-Built Requirement. Signature of this application indicates your acknowledgement that per Section 132.32.E.2.A a signed and sealed as-built plan is required upon completion of the project.

PART X – To be completed by Township officials.

PLANS AND SPECIFICATIONS

Two (2) copies of all plans and specifications must be submitted with all applications for grading/stormwater permit. E & S Control plan and site plan must accompany permit.

TOWAMENCIN TOWNSHIP

1090 Troxel Rd, Lansdale, PA 19446

Phone: 215-368-7602 Fax: 215-368-7650

GRADING/STORMWATER PERMIT APPLICATION

I – LOCATION OF GRADING/STORMWATER MANAGEMENT

Address: _____ City: _____

Subdivision: _____ Parcel #: 53-00 _____

II - IDENTIFICATION – To be completed by all applicants

OWNER Name: _____ Phone: _____

Address: _____ E-Mail: _____

City: _____ Zip Code: _____

CONTRACTOR Name: _____ Phone: _____

Address: _____ E-Mail: _____

City: _____ Zip Code: _____

Builder's Twp. License No. _____ Expiration Date: _____

DESIGN Name: _____ Phone: _____

PROFESIONAL

Address: _____ E-Mail: _____

City: _____ Zip Code: _____

III – GRADING/STORMWATER MANAGEMENT PLAN (Four Copies Required)

Plan Title _____

Date _____ Last Revision _____

Registered Design Professional _____

NOTE: The plan shall show all of the following information with the application: present contours, proposed contours, all lot lines, streets, buildings trees over 8” in diameter, description of soil type and classification details with location of proposed drainage facilities. All plans shall be dated with all revision and must bear the names of (1) person who prepared plan, (2) the application, (3) the owner of the land.

IV - EROSION AND SEDIMENTATION PLAN

If an erosion and sedimentation control plan has not previously been approved, it must accompany this application.

Erosion and Sedimentation Control Plan has been previously Approved. Yes _____ No _____

Title _____

Date _____ Date Approved _____

Erosion and Sedimentation Control Plan attached Yes _____

Estimated Start Date _____ Estimated Completion Date _____

V - PURPOSE

State the purpose for the Grading/Stormwater Application: _____

VI - FILL MATERIAL

A Grading Permit will also be issued for the use of clean fill or the use of recycled fill material with special approval only. **Recycled Material must be accompanied with certified test results.**

Clean Fill Yes _____ No _____ Recycled Fill Material Yes _____ No _____

VII – PERMIT FEES

Permit fees must be submitted with the permit application. Deposit of check representing the fee for this application does not constitute approval of or granting of same by Towamencin Township.

VIII - NOTICE TO ALL ADJACENT PROPERTY OWNERS

Before commencing any excavation or fill work, a notice is required to be sent to all adjacent property owners not less than 14 days before work is to begin. Copies of these letters shall be sent to the Towamencin Township Manager.

ADJACENT OWNERS LIST (Please attach additional names)

Name _____ Name _____

Address _____ Address _____

Name _____ Name _____

Address _____ Address _____

Name _____ Name _____

Address _____ Address _____

Name _____ Name _____

Address _____ Address _____

Name _____ Name _____

Address _____ Address _____

IX – SIGNATURE AND ACKNOWLEDGEMENT OF AS-BUILT REQUIREMENT

I hereby certify the above information to be correct and hereby state that the work to be performed will be as presented herein.

I acknowledge that per Section 132.32.E.2.A of the Township Ordinance a signed and sealed as-built plan is required upon completion of the project.

Signature of Applicant _____

Name of Applicant _____

Address _____

Phone Number _____ Date _____

X – VALIDATION (For Department Use Only)

Permit Number: _____

APPROVED BY

Permit Issued: _____

Permit Fee: \$ _____

Title

Check No. _____ Date: _____

Required Information Yes _____ No _____ Township Engineer Approval Yes _____ No _____

TOWAMENCIN TOWNSHIP

ORDINANCE NO. 23- 01

AN ORDINANCE AMENDING THE TOWNSHIP'S CODE BY AMENDING (1) CHAPTER 153 [ZONING], ARTICLE XIII, SECTION 1301 [DEFINITIONS] TO PROVIDE A NEW DEFINITION OF "GRADING"; AND (2) CHAPTER 84 [GRADING AND EXCAVATING], SECTION 87-3 [PERMIT REQUIRED] REVISING WHEN A GRADING PERMIT IS NOT REQUIRED

NOW THEREFORE, BE IT ENACTED AND ORDAINED by the Board that the Township's Code shall be amended as follows:

SECTION 1. AMENDMENT TO CHAPTER 153 [ZONING], ARTICLE XIII, SECTION 1301 [DEFINITIONS] TO PROVIDE A NEW DEFINITION OF "GRADING".

Chapter 153 [Zoning], Article XIII, Section 1301 [Definitions] is amended to provide the following revised definition of "Grading":

GRADING

The changing of the natural topography through cutting or filling an area exceeding 1,500 square feet, or in which the natural drainage pattern of a lot is altered.

SECTION 2. AMENDMENT TO CHAPTER 87 [GRADING AND EXCAVATING], SECTION 87-3 [PERMIT REQUIRED] REVISING WHEN A GRADING PERMIT IS NOT REQUIRED.

Chapter 87 [Grading and Excavating], Section 87-3 [Permit Required] is amended to provide when a grading permit is not required, and shall read as follows:

§87-3 Permit required.

No person shall commence or perform any grading, excavation, fill, topsoil removal or removal of vegetative cover within the Township of Towamencin without first having obtained a grading permit from the

Township Zoning Officer upon the recommendation of the Township Engineer. A separate grading permit shall be required for each site. One permit may cover both an excavation and any fill made on the same site. A grading permit will not be required for any earth disturbance of 1,500 square feet or less.

SECTION 3. SEVERABILITY.

This Ordinance's provisions are intended to be severable. If any section, sentence, clause, part, or provision of this Ordinance is determined to be illegal, invalid, or unconstitutional by any court of competent jurisdiction, such determination shall not affect or impair this Ordinance's remaining sections, sentences, clauses, parts, or provisions.

Furthermore, it is hereby declared to be this Board's express intent that this Ordinance still be adopted even if such an illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included.

SECTION 4. EFFECTIVE DATE.

This Ordinance shall take effect five days from this Board's approval of it as required by the Pennsylvania law.

SECTION 5. REPEALER.

All other ordinances and resolutions or parts thereof as they are inconsistent with this Ordinance are hereby repealed.

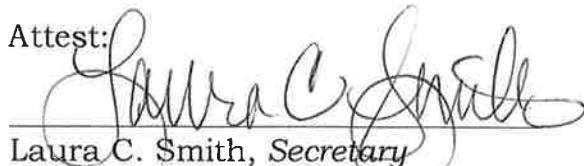
ORDAINED and **ENACTED** at the Board's February 8, 2023 meeting.

TOWAMENCIN TOWNSHIP
BOARD OF SUPERVISORS



H. Charles Wilson III, *Chairman*

Attest:


Laura C. Smith, *Secretary*