

# **BRISTOL TOWNSHIP**

## **COMMERCIAL**

### **Building Permits Checklist**

**Please read and apply the areas that pertain to your project.**

**Please provide a Fax Number if possible.**

**If you have any questions, please call 215-785-3680, fax 215-788-8541 or email [LI@bristoltownship.org](mailto:LI@bristoltownship.org)**

**Thank you for your cooperation.  
Department of Building, Planning & Development**

**Township of Bristol**  
**Department of Building, Planning & Development**  
2501 Bath Road, Bristol, PA 19007  
(215) 785-3680 Fax: (215) 788-8541

**Zoning Determination Application**  
(please print or type)

- 1) Property in Question (address): \_\_\_\_\_
- 2) Business/Homeowner Name: \_\_\_\_\_
- 3) Applicant Name: \_\_\_\_\_
- 4) Address: \_\_\_\_\_ Phone: \_\_\_\_\_
- 5) Property/Building Owner Name: \_\_\_\_\_
- 6) Address: \_\_\_\_\_ Phone: \_\_\_\_\_
- 7) Tax Map Parcel #: \_\_\_\_\_
- 8) Present Use: \_\_\_\_\_
- 9) Intended Use: \_\_\_\_\_
- 10) Details of Intended Use: \_\_\_\_\_
- 11) Height of New Structure or Addition, (if applicable), from grade plane to roof or peak (include stories and/or feet): \_\_\_\_\_

- \*) AN IMPERVIOUS SURFACE CALCULATION SHEET MUST BE FILLED OUT COMPLETELY AND ACCOMPANY THIS FORM FOR REVIEW.
- \*) PECO MUST BE NOTIFIED IF NEW STRUCTURE OR ADDITION WILL INFRINGE ON ANY ALLOWABLE DISTANCES TO ANY POWER LINES. IT IS YOUR RESPONSIBILITY TO HAVE POWER LINES MOVED OR REDESIGN YOUR INTENDED STRUCTURE TO COMPLY WITH THESE DISTANCES. CALL PECO FOR NECESSARY INFORMATION.
- \*) THIS APPLICATION MUST BE FILLED OUT COMPLETELY FOR ACCEPTANCE FOR REVIEW.

>) SIGNATURE OF APPLICANT: \_\_\_\_\_ Date: \_\_\_\_\_

**OFFICIAL USE ONLY BELOW:**

Zoning District: \_\_\_\_\_ Zoning Approved \_\_\_\_\_ Zoning Not Approved \_\_\_\_\_

Comments: \_\_\_\_\_

Zoning Officer: \_\_\_\_\_ Date: \_\_\_\_\_

Permit #: \_\_\_\_\_ Receipt #: \_\_\_\_\_ Check #: \_\_\_\_\_ Fee: \_\_\_\_\_

Additional Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# MAXIMUM IMPERVIOUS SURFACE AND MAXIMUM BUILDING COVERAGE CALCULATION SHEET

ALL PERMIT APPLICATIONS (RESIDENTIAL AND COMMERCIAL) FOR BUILDING ADDITIONS, SHEDS, POOLS, OR OTHER ACCESSORY STRUCTURES MUST BE ACCOMPANIED BY A PLOT PLAN INDICATING ALL STRUCTURES AND IMPERVIOUS SURFACES THAT EXIST ON THE PROPERTY, INCLUDING PROPOSED ADDITION.

PLEASE COMPLETE THE FOLLOWING, WHERE APPLICABLE:

- A. TOTAL SQUARE FOOTAGE OF FOOTPRINT OF HOUSE/BUILDING: \_\_\_\_\_
- B. SQUARE FOOTAGE OF FOOTPRINT OF CARPORT OR GARAGE: \_\_\_\_\_
- C. SQUARE FOOTAGE OF CONCRETE AROUND POOL: \_\_\_\_\_
- D. SQUARE FOOTAGE OF SHED AND/OR ACCESSORY BUILDING: \_\_\_\_\_
- E. SQUARE FOOTAGE OF COVERED OR ENCLOSED PORCH: \_\_\_\_\_
- F. SQUARE FOOTAGE OF FOOTPRINT OF PROPOSED ADDITION: \_\_\_\_\_
- G. TOTAL SQUARE FOOTAGE OF BUILDING COVERAGE: \_\_\_\_\_  
(A + B + C + D + E + F = G)
- H. SQUARE FOOTAGE OF DRIVEWAY/PARKING LOTS: \_\_\_\_\_
- I. SQUARE FOOTAGE OF WALKWAYS/SIDEWALKS: \_\_\_\_\_
- J. SQUARE FOOTAGE OF PATIO OR UNENCLOSED PORCH: \_\_\_\_\_
- K. TOTAL SQUARE FOOTAGE OF IMPERVIOUS COVERAGE: \_\_\_\_\_  
(G + H + I + J = K)
- TOTAL SQUARE FOOTAGE OF LOT: \_\_\_\_\_

NOTE: IMPERVIOUS SURFACE – Surfaces which do not absorb water, including all buildings and paved or hard surfaces. In addition, other areas determined by the Township Engineer to be impervious within the meaning of this definition shall also be classified as impervious. For purposed of this definition, that area of a swimming pool located inside the coping (concrete) shall not be classified as impervious.

## **COMMERCIAL PERMIT CHECKLIST**

...As per the 2018 International Building Code and all pertinent 2018 International Codes including the 2017 NEC, ICC/ANSI 117.1-2017 Accessibility Code

### **ZONING**

- 1)\_\_\_\_\_ Tax parcel number
- 2)\_\_\_\_\_ Three copies signed & sealed plot plan by Engineer.
- 3)\_\_\_\_\_ Complete zoning determination form.

### **BUILDING**

- 1)\_\_\_\_\_ Description of Building Use, showing all structural design; firewalls, occupant loads and construction type.
- 2)\_\_\_\_\_ Construction drawings showing paths of egress and all required accessibility.
- 3)\_\_\_\_\_ Three copies of detailed plans signed & sealed by Architect.
- 4)\_\_\_\_\_ Include all Accessibility information on plans

### **ELECTRIC**

- 1)\_\_\_\_\_ Three copies of detailed plans signed & sealed by Architect.

### **PLUMBING**

- 1)\_\_\_\_\_ Three copies of detailed plans signed & sealed by Architect.
- 2)\_\_\_\_\_ Approval from the Lower Bucks Municipal Authority, if applicable (**SEE ATTACHED**)

### **H.V.A.C.**

- 1)\_\_\_\_\_ Three copies of detailed plans signed & sealed by Architect.

### **FIRE**

- 1)\_\_\_\_\_ Three copies of alarm system layout and/or sprinkler system layout.

- **Commercial reviews may take up to 30 business days and will commence only after all prior approvals have been satisfied.**
- **Prior Approvals: These include but are not limited to the following:**
  - **Conservation District Approval**
  - **Township Engineer's Approval**
  - **Availability of Utilities; water, sewer, electric**
  - **Zoning or any Zoning Variances**
- **Architect or Engineers must be registered in Pennsylvania.**

**APPLICATIONS WILL NOT BE ACCEPTED OR  
PROCESSED WITHOUT THE ABOVE INFORMATION**

## PLUMBING PLAN REVIEW:

Any Commercial Plumbing must be approved by Lower Bucks Municipal Authority (L.B.M.A.) in the Levittown area or other parts of the Edgely Industrial Park which include Hartel Street, Harmer Street, Woodside Avenue & Curtis Avenue. Also the 6000–7000 blocks of Radcliffe Street. These “tie-ins” include: septic, floor drains, grease traps (internal grease traps not allowed), neutralizers.

This will be considered a **PRIOR APPROVAL** for release!

## **REQUIRED INSPECTIONS**

Construction work shall be inspected according to these instructions. The Building & Planning Department will carry out all necessary inspections to ensure that all work performed is in accordance with all approved plans and applicable codes and ordinances. The property owner or authorized agent will notify the Building & Planning Department when each segment of work is completed and ready for inspection. Required inspections shall be scheduled **24 HOURS** in advance. It is highly recommended that inspections be scheduled as far in advance as possible to minimize the disruption of construction work. If work is not ready for a scheduled inspection, that inspection must be cancelled in advance or that inspection will be deemed a failed inspection. No work is permitted to proceed until all applicable inspections have been performed and approved by the Building & Planning Department.

- **FOOTING** – To be performed when excavation down to virgin soil is complete, all forms and reinforcements are in place, and depth markings are defined. All footings must be trenched or formed. **DO NOT POUR CONCRETE UNTIL INSPECTION IS COMPLETE!!!!**
- **WALL FORMS** – To be performed when all concrete forms are erected and reinforced. All footing keys and/or dowels must be clean and visible.
- **POOL STEEL** – To be performed when all in-ground pool steel reinforcements are complete and an electrical bonding inspection sticker showing the approval of the Township's electrical underwriter is in place.
- **POOL DECKING** - To be performed when deck bonding inspection sticker is in place and all stone and other sub-base materials are in place. **Do not place material until electrical bonding for deck has been completed.**
- **UNDERGROUND GAS LINE** – To be performed when trench is open and gas line and tracer are in place and gas line is under test.
- **GAS LINE PRESSURE TEST** – To be performed when gas lines are in place and 20 lbs. min of pressure is applied to the line for a minimum of 15 minutes.
- **FOUNDATION BACKFILL/WATERPROOFING** – To be performed when all exterior walls have been sealed according to system manufacturer's specifications as indicated on approved plans. Exterior foundation drain (if required) with stone base, cover and filter cover are to be in place.
- **UNDER-SLAB ROUGH PLUMBING/MECHANICAL** – To be performed when all DWV, water piping, HVAC piping is installed and all appropriate line tests and piping protection are in place.
- **CONCRETE SLABS BASE** – To be performed when clean stone base, insulation boards (if needed), 6 mil. vapor barrier, reinforcement and depth markings are in place.
- **FIRE WALLS** – To be performed when firewall components including clips, anchors, screws, fire blocking, firestopping, fire caulk, etc., are installed.
- **ROUGH PLUMBING** – To be performed at the time of framing inspection when all supply and DWV lines are in place, properly anchored and protected, and line tests have been applied.
- **ROUGH ELECTRIC** – A rough electrical inspection sticker must be in place the time of the framing inspection showing all work has been approved by the Township's electrical underwriting agency.
- **ROUGH MECHANICAL** – To be performed at framing inspection when all ductwork is secured.
- **FRAMING** – To be performed when all framing is complete and secured, all fire-stopping in place, all rough plumbing, mechanical and electrical is complete and access to all levels by stairs is provided.
- **INSULATION** – To be performed when all insulation batts, vapor barriers and baffles are in place.
- **ROUGH SPRINKLER** – To be performed when all piping is installed and test line is in place.
- **FIREPLACE** – Four (4) inspections required: Footing, Hearth, Smoke Chamber and Final.
- **FINAL SPRINKLER** – To be performed prior to final occupancy and includes a flow test and any other tests/inspections required.
- **FINAL ELECTRIC** – A final electrical inspection sticker from the Township's electrical underwriting agency shall be in place at time of final occupancy inspection.
- **FINAL OCCUPANCY** – To be performed when all construction activity is complete and prior to any type of occupancy or use of structure occurring.