CHECK LIST & GENERAL INFORMATION REQUIRED FOR ROOFING REPLACEMENT PERMIT

APPLICATIONS WILL NOT BE REVIEWED UNTIL ALL REQUIRED INFORMATION IS RECEIVED. A ROOFING REPLACEMENT PERMIT IS USUALLY ISSUED WITHIN ONE DAY OF RECEIPT OF COMPLETE APPLICATION.

Completed application must be signed by **property owner** in space provided for "signature of applicant ".

Roofing – A description of work being performed, list of material being used, and how many squares or square feet of area is involved in the work.

If a contractor is employed to perform work, a current Worker's Compensation insurance certificate with Lower Salford Township listed as "Certificate Holder " must be submitted or contractor must submit notarized waiver claiming exemption from carrying Worker's Compensation insurance. Complete and submit Worker's Compensation Insurance Coverage Information form, as it applies.

If property owner will be performing work, they must state " Property Owner to Perform Work " on application in space provided for contractor.

NO CONSTRUCTION MAY BEGIN PRIOR TO RECEIVING A PERMIT FROM LOWER SALFORD TOWNSHIP. (**Note: The building permit fee is based on the total square footage of area involved in construction and must be submitted at time of application.**)

Building & Zoning Official – Rob Reilley (215) 256-8087

POST PERMIT AT SITE OF CONSTRUCTION

Permit must be displayed on premises at all times until final inspection has been passed.

Permit Inspections – Notify the Township at (215) 256-8087 at least 24 hours prior to required inspection. It is the contractor(s)'/homeowner(s)' responsibility to notify the Township for scheduling inspections. **Inspections are scheduled Monday to Friday 9:00 AM – 3:00 PM.** To guarantee a specific time for your inspection, it is recommended that you call a few days in advance. Work shall not proceed until the Code Enforcement Officer has approved the various stages of construction. The Code Enforcement Officer reserves the right to reject any work which has been concealed or completed without first having been inspected and approved by the Code Enforcement Officer in accordance with the requirements of the various codes. Intermediate inspections will be made at the discretion of the Code Enforcement Officer.

If your project is not listed above, please call Rob Reilley at the Township office to find out what is required.

All applications received without complete information required above, will be returned to applicant(s).

Lower Salford Township administers and enforces the State Uniform Construction Code (U.C.C.), which references the 2009 I.C.C. set of codes :

~2009 International Residential Code
~2009 International Building Code
~2009 International Plumbing Code
~2009 International Mechanical Code
~2009 International Energy Conservation Code
~2009 International Existing Building Code
~2009 International Electrical Code
~2009 International Fuel Gas Code
~2009 International Fire Code
~2009 International Performance Code
~2009 International Urban-Wildland Interface Code
~2009 PA Alternative Residential Energy Provisions

LOWER SALFORD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
RESOLUTION NO. 2013-09

PERMIT FEES

Building Permits

(1) Building permits for all new single family detached dwellings, duplex dwellings, twin dwellings, quadraplex dwellings, and townhouses shall be charged per unit. Apartments shall be charged per building.
Fee - $500.00 plus $0.20 per square foot of floor area including basement, garage, and attics more than 6'-6" in height, but excluding crawl spaces.

(See Driveway Fees on Page 2.)

(2) Alterations & Additions - Residential
Fee - $300.00 plus $0.20 per square foot of floor area (includes all areas as calculated above) with $750.00 maximum fee

(3) Decks, patios, and open porches
Fee - $75.00 plus $0.20 per square foot of area

(4) Residential & Agricultural detached accessory use buildings and structures (includes barns, sheds, garages, bathhouse, gazebos, and greenhouses)
Fee - $75.00 for up to 500 square feet of gross floor area (**ZONING PERMIT**)
$75.00 plus $0.15 per square feet if over 500 square feet of gross floor area

(5) Sales trailers for residential and non-residential sites (prior approval of Board of Supervisors required)
Fee - $100.00 each

(6) All non-residential principal and non-residential accessory use structures:
A) New, alterations and additions
Fee - $500.00 Up to and including 1,000 square feet
Plus $0.50 per square foot above 1,000 square feet up to and including 10,000 square feet
Plus $0.30 per square foot over 10,000 square feet (Square footage calculation for new construction and additions is based upon gross square footage of floor area, all floors to exterior walls or outer limits of structure. Alterations – square footage is based upon area involved in any alteration.)

B) Non-Residential accessibility plan review and inspection:
$115.00 base fee plus $0.07 per square foot of floor area or each fraction of affected floor area. Accessibility plan review is considered to be 20% of the above fee calculation with a minimum fee of $23.00. Accessibility inspections are considered to be 80% of the above fee calculation with a minimum fee of $92.00. Where floor area cannot be applied (door relocations, etc.), only the minimum fee shall be charged.

(CONTINUED ON PAGE 2)

(7) Building permits for roofing and siding replacement on all existing buildings based upon the total square footage divided by one hundred (100) or per "square"
1 to 10 square $50.00
Over 10 square $50.00 plus $2.50 per square over 10 square

In instances where more than one building classification is incorporated within the permit, the higher fee shall govern.

Driveway permit, accessory to private residences : $50.00

Permit for drive and/or parking area (other than accessory to private residence) : $50.00 plus Engineer's inspection at prevailing hourly rate.

Grading permit and/or review fee for grading of new residential structures (per dwelling unit) : $1,000.00/$1,500.00 escrow as per ordinance No. 2010-06 (Attached).

Permit for relocation of a structure : $50.00

Permit for demolition of any structure : $100.00

Swimming pools, spas, hot tubs, etc.
(1) Above ground (portable) - $100.00
(2) In-ground (permanent) - $250.00

Electrical Permits: $100.00

LOWER SALFORD TOWNSHIP
379 Main Street Harleysville, PA 19438
215-256-8087

Required inspections

Note to Contractors: The Contractors listed on the permit is responsible for scheduling all inspections
Please call at least 24 hours in advance to schedule your inspections
The contractor must be on site for all inspections
C.O. will not be issued without a final inspection
Inspector may arrive 15 minutes before or 15 minutes after scheduled time

REMODELS/RENOVATIONS/ADDITIONS (some, all or others may apply):
Grading
Footing
Foundation walls/pre-pour concrete slab/slab
Exterior sheathing
Rough framing/rough plumbing (under slab prior to pour) – Final plumbing
Rough/Final wiring **(third party inspection agency)**
Rough/final mechanical
Water/Sewer/Energy
Insulation
Drywall (COMMERCIAL ONLY)
Exterior stucco/siding before application
Final Inspection for Certificate of Occupancy

ACCESSORY STRUCTURE up to 500sf. Final inspection when the structure has been built or installed.
DECK INSPECTIONS: Footing; Rough Framing (posts, beams, joists, rail posts); Final when complete.
DEMOLITION: Inspection before work starts and after work has been completed.
DRIVEWAY EXPANSION: Final inspection when job is complete.
FIREPLACE INSERT: Township Inspector must be present when insert installed. Final inspection at the completion of the work.
GENERATOR: Electrical inspection by U.L. Inspection Agency. Inspection for lines and location by Township Inspector.
GEOTHERMAL HVAC: Well and water tests with the Township Inspector. Electrical inspection with U.L. Inspection Agency. Final inspection with the Township Inspector
HOT TUB: Electrical inspection by U.L. inspection agency. Final inspection by Township Inspector.
HVAC: Electrical inspection with U.L. Inspection Agency (if scope of work required electrical connection). Rough mechanical (duct work) if needed. Final inspection with Township Inspector.
OIL TANK REMOVAL: Inspection after tank removal and after area has been filled in. Contractor must forward copy of any soil testing reports to the Township.
PATIO: Final inspection is required when the work has been completed; if concrete is used, a pre-pour inspection is also required.
PELLET STOVE: Inspections for installation of the flu and venting and final inspection necessary.
POOL – In ground: Pre-pour concrete; Rough & final wiring by U.L. Inspection agency; Pool bonding; Deck bonding; Fence. Final inspection conducted by Township Inspector.
POOL – Above ground: Final wiring with U.L. Inspection Agency. *NOTE: the electrical inspection is required before the pool is filled with water.* Final inspection by Township Inspector
PUBLIC WATER CONNECTION: Open trench inspection is required
PUBLIC SEWER CONNECTION: Open Trench inspection is required. **NOTE**: If a pump is involved, an inspection by U.L. Inspection Agency required
ROOFING: Tear off inspection and Final inspection required
SOLAR PANELS (roof or ground): Rough/Final wiring with U.L. Inspection Agency. For final inspection, the contractor must be on-site with the Township Building Inspector

Unsure which inspections are required? Call the Township building at 215-256-8087

Worker's Compensation Insurance Coverage Information

(Attach to building permit application)

A. The applicant is:

A contractor within the meaning of the Pennsylvania Workers' Compensation Law

____ Yes ____ No

If the answer is "Yes", complete Sections B and C below as appropriate.

B. Insurance Information

Name of Applicant _____

Federal or State Employer I.D. No. _____

Applicant is a qualified self-insurer for Workers' Compensation

____ Certificate attached

Name of Workers' Compensation Insurer _____

Workers' Compensation Insurance Policy No. _____

____ Certificate attached

Policy Expiration Date _____

C. Exemption

Complete Section C if the applicant is a contractor claiming exemption from providing Workers' Compensation insurance.

The undersigned swears or affirms that he/she is not required to provide Workers' Compensation insurance under the provisions of Pennsylvania's Workers' Compensation Law for one of the following reasons, as indicated:

____ Contractor with no employees. Contractor prohibited by law from employing any individual to perform work pursuant to this building permit unless contractor provides proof of insurance to the Township.

____ Religious exemption under the Workers' Compensation Law.

Subscribed and sworn to before me this

_____day of_____, 20_____

_____

(Signature of Notary Public)

My commission expires:_____

(SEAL)

Signature of applicant:_____

Address:_____

_____

County of:_____

Municipality of:_____

#BD01 (3/05)

L&I: PA Worker's Compensation Act

Section 105

The term "contractor", as used in article two, section two hundred and three, and article three, section three hundred and two (b), shall not include a contractor engaged in an independent business, other than that of supplying laborers or assistants, in which he serves persons other than the employer in whose service the injury occurs, but shall include a sub-contractor to whom a principal contractor has sublet any part of the work which such principal contractor has undertaken.

(7) Institute civil enforcement procedures when the provisions of the township's ordinances are not being followed. **[Added 12-26-1990 by Ord. No. 90-11]**

B. The Zoning Officer shall issue no permit for the construction or use of any land or building unless it also conforms to the requirements of all other ordinances of Lower Salford Township and with the laws of the Commonwealth of Pennsylvania.

§ 164-128. Building permit; use and occupancy permit.

A. No structure shall be constructed, altered, added to in any way, relocated or demolished or the use of any structure changed or industrial or public water supply wells drilled, nor shall any unoccupied open areas of any lot be utilized, whether by patios, swimming pools or parking areas, other than for residences or other uses, until a building permit is secured from the Building Official.

B. A use and occupancy permit shall be required prior to any of the following:

(1) Each change in use of any commercial or industrial building or property where a building permit is not applicable.

(2) Use of land or change in the occupancy use thereof, except that the placing of vacant land under cultivation shall not require a use and occupancy permit.

(3) Change in use of any nonconforming use where a building permit is not applicable.

(4) Each change of tenant or occupant of any commercial or industrial building even if the general type of use does not change. **[Added 4-22-1999 by Ord. No. 99-6]**.

C. Permit expiration. Every permit issued under the authority of this chapter shall expire and become invalid if the authorized

work or utilization of the property has not commenced within six months after issuance of the permit or if the authorized work or utilization of the property has been suspended or abandoned for a period of six months or more after the commencement of work or utilization of the property. **[Amended 10-22-1998 by Ord. No. 98-12]**

D. Upon completion of the work authorized by any permit, the applicant for the permit shall notify the Building Official of such completion. No permit shall be considered as complete or as permanently effective until the Building Official has noted on the permit that the work has been inspected and approved as being in conformity with the provisions of this chapter.

(Cont'd on page 16539)