



Residential Building Permits

The Residential Building Permitting system is part of the Uniform Construction Code, put in place to ensure the safety of structures being constructed or undergoing considerable alteration. Prior to any construction, it is highly recommended to call the Township Office and see if a permit is necessary.

◇ When is a Permit Required?

As a rule of thumb, the following events require a building permit:

- Construction of a new dwelling,*
- Alteration of an existing structure,
- Changing of the dwelling’s egress (entry),
- Increasing the size of the building, or
- Construction of an accessory structure (such as a shed or outbuilding) larger than 1,000 square feet.**

◇ Applying for the Permit

A building permit application should include the following:

- Completed building & zoning permit application,
- Plot plan showing utilities and dimensions from structures and/or lot lines, such as:
 - ◆ water line/well
 - ◆ sewer line/on-lot sewer facilities
 - ◆ natural gas line
 - ◆ electric service
 - ◆ cable TV service
- Clear construction drawings,
- Complete contractors information, and
- Stormwater information—amount and location of additional impervious area will be created.

◇ PA One Call—Always remember to call 8-1-1 before you dig!!!

* Residential buildings containing 3 or more dwellings are regulated by the International Building Code, which addresses non-residential structures.

** Note that accessory structures larger than 3,000 square feet are addressed under the Commercial Code, and those under 1,000 square feet still require a Zoning Permit.

Please note that this is intended to be general guidance and not an exhaustive list of requirements or permitting procedures.