



# BUILDING PERMIT SUPPLEMENTAL REQUIREMENTS

Easttown Township  
566 Beaumont Road  
Devon, PA 19333  
Phone 610-687-3000  
Fax 610-687-9666  
[easttown@easttown.org](mailto:easttown@easttown.org)  
[www.easttown.org](http://www.easttown.org)

## ADDITIONS, ALTERATIONS, NEW CONSTRUCTION (RESIDENTIAL)

### Any required Zoning Permits or Drainage Permits must be obtained prior to the start of work

- The submitted construction drawings shall be signed and sealed by an Architect or Engineer licensed in the Commonwealth of Pennsylvania. Construction drawings shall include, but not limited to, the following:
  - Foundation Plan indicating:
    - Dimensions of the structure and foundation.
    - Depth and width of the footings (concrete footings to be a minimum of 36 inches below finished grade, 8 inches thick, and 2,500 psi).
    - Size, thickness, and materials used for foundation walls.
    - Details on sub-grade material and preparation.
  - Floor Plan by level indicating:
    - Interior layout and dimensions with bearing and nonbearing partitions.
    - Beams and supports with materials, sizes, spacing, and spans.
    - Size, spacing, span, and bridging of floor joists.
    - Smoke and carbon monoxide detector locations.
    - Optional Framing Plan upon Township's request.
  - Roof Plan indicating:
    - Size, spacing, and span of ceiling joists.
    - Size, spacing, span, and slope of rafters.
    - Size of the ridge.
    - Size and spacing of collar ties.
    - Type, thickness, and R-factor of insulation.
    - Details on sheathing, flashing, felt, and shingles.
    - Details on roof openings, including attic ventilation, valleys, access, and connections.
  - Wall Section indicating:
    - Wall plates, stud sizing and placing, type and placement of rack bracing.
    - Details of facade materials.
    - Clear span for cantilever frame sections and headers above openings.
    - Type, thickness, and R-factor of insulation or Res Check for energy compliance.
  - Cross Section indicating:
    - Foundation and framing members including pre-engineered structural members.
    - Certification stamped by an Engineer licensed in the Commonwealth of Pennsylvania for each type of pre-engineered structural members.
- Submit two (2) copies of the electrical wiring diagram approved by one of the Approved Electrical Underwriters attached to this Application.
- Submit two (2) copies of the plumbing system showing the size of all drains, vents, traps and materials.
- For new residential dwellings, submit two (2) copies of the mechanical system showing the duct work, complete heat loss calculation, and specifications.
- For additions or alterations to residential dwellings, submit two (2) copies of the mechanical system showing the duct work and complete heat loss calculation for a new heater. If using an existing heater, the complete heat loss calculation must treat the existing space and addition as one unit.

## **DECK CONSTRUCTION (RESIDENTIAL)**

### **Any required Zoning Permits or Drainage Permits must be obtained prior to the start of work**

- The submitted construction drawings shall include, but not limited to, the following:
  - Footing Layout Plan indicating location, size, and type.
  - Framing Plan indicating the size, spacing, and attachment method of all members.
  - Railing and stair details indicating the size, spacing, and attachment method of all members.
- If installing electric power of 120 volts or greater, then submit two (2) copies of the electrical wiring diagram approved by one of the Approved Electrical Underwriters attached to this Application.
- If installing plumbing, then submit two (2) copies of the plumbing system showing the size of all drains, vents, traps and materials.
- If installing gas appliances, then submit two (2) copies of the mechanical system.

## **DEMOLITION**

### **Any required Zoning Permits or Drainage Permits must be obtained prior to the start of work**

- If the building is NOT a single-family dwelling, an inspection must be completed for asbestos and all hazardous materials shall be removed by a certified contractor. Certification of asbestos and all hazardous material removal shall be submitted with this Building Permit Application.
- Submit utility companies' letters attesting that services are disconnected from the building. Please note that the sanitary sewer will be disconnected and inspected by Easttown Township after the permit is issued and before any demolition is started.
- Submit a letter outlining how the demolition is to take place and where the demolition materials will be disposed of.
- Submit a letter from a certified exterminator that the building is inspected and free from rodents.

## **FINISHED BASEMENT**

### **Any required Zoning Permits or Drainage Permits must be obtained prior to the start of work**

- The submitted floor plan shall include, but not limited to, the following:
  - Entire area of the basement.
  - Rooms labeled by use.
  - Existing features located, such as doors, windows, and stairs.
  - Cross section detail of walls to be constructed.
  - Smoke and carbon monoxide detector locations.
  - Type, thickness, and R-factor of insulation.
  - Emergency escape and/or second means of egress.
  - For any structural work, plans shall be signed and sealed by an Architect or Engineer licensed in the Commonwealth of Pennsylvania.
- Submit two (2) copies of the electrical wiring diagram approved by one of the Approved Electrical Underwriters attached to this Application.
- Submit two (2) copies of the plumbing system showing the size of all drains, vents, traps and materials. If an ejector sump with pump is to be used, then also submit the manufacture's specifications.
- Submit two (2) copies of the mechanical system showing the heating and cooling system. If using the existing heating and cooling equipment, then provide calculations to prove it is large enough to heat and cool the entire dwelling. If adding a new system, then provide the location of the new equipment and duct work and provide calculations to prove it is large enough to heat and/or cool the finished area.

## **GEOHERMAL SYSTEM INSTALLATION**

### **Any required Zoning Permits or Drainage Permits must be obtained prior to the start of work**

- Submit two (2) copies of the electrical wiring diagram approved by one of the Approved Electrical Underwriters attached to this Application.
- Submit two (2) copies of the mechanical system diagram.
- Submit two (2) copies of the all equipment's technical specifications.
- Submit a copy of well permit issued by the Chester County Health Department (CCHD). If the well is to be drilled prior to this Application, then the Applicant must inform the Township in writing and submit the CCHD Permit.

## *SOLAR PANEL INSTALLATION*

### **Any required Zoning Permits or Drainage Permits must be obtained prior to the start of work**

- The submitted construction drawings shall include, but not be limited to, the following:
  - Detail materials to be used.
  - Provide technical specifications of the system to be used.
  - For roof top installations, the construction drawings shall be signed and sealed by an Architect or Engineer licensed in the Commonwealth of Pennsylvania to approve the existing roof for the added dead loads.
- Submit two (2) copies of the electrical wiring diagram approved by one of the Approved Electrical Underwriters attached to this Application.

## *STANDBY GENERATOR*

### **Any required Zoning Permits or Drainage Permits must be obtained prior to the start of work**

- Submit two (2) copies of a diagram of the gas line to be installed, that includes location, size of gas line, and materials to be used. If using SST gas pipe, then it must be installed per the manufacturer's specifications.
- Submit two (2) copies of the electrical wiring diagram approved by one of the Approved Electrical Underwriters attached to this Application.

## *SWIMMING POOL CONSTRUCTION*

### **Any required Zoning Permits or Drainage Permits must be obtained prior to the start of work**

- The submitted construction drawings shall include, but not limited to, the following:
  - Details of the pool, decking, and other structural elements related to the pool construction.
  - Details on the fence to enclose the pool, including height, gates, locks, alarms, and type of fence to be installed or for existing fences proof that it meets today's standard for pool fencing.