

# LOWER SWATARA TOWNSHIP CODES DEPARTMENT

Donald A. Fure, Building Code Official  
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1499 Spring Garden Drive, Middletown, PA 17057  
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Permit Applicant:

RE: Commercial Construction

Lower Swatara Township Board of Commissioners adopted the Pennsylvania Uniform Construction Code, Act 45 of 1999 by Ordinance No. 474 on May 19, 2004. Lower Swatara Township will perform all plan reviews and inspections except for electric, which is to be done by an approved township third party. The township may elect to have the plan review and/or the inspections done by a third-party agency for the sprinkler system. All third-party reviews and inspection fees shall be paid directly to the approved third-party agency.

For new construction/large alterations, have two sets of electric plans separated from the remainder of the plans. At application, inform the township which third party you choose to perform plan review, and provide contact information for electrical questions and for whom they should bill their services to. The township will provide the plans to the third party.

Except for electrical and sprinkler plans, provide 1 paper copy of signed and sealed plans and one digital copy.

A plan review checklist found on the township's website can be used if elected for the preparation of the plans.

See PA UCC 403.43(k) for deferred submittals, provide a list of any differed submittal.

The following information must be submitted to the Codes Department for a complete application:

- Permit application along with \$75 application fee
- Permit Checklist
- Jobs exceeding \$25,000 will require the \$75 application fee and plan review fee to be paid at application. Contact the codes department for the fee. The township's fee schedule can be found on our website.
- If applicable, a sewer permit from LSTMA is required to be approved prior to release of the building permit.

Upon receipt of all the required construction documents, the package will be reviewed for code compliance. Any questions please contact the Codes Department at 717-939-9377 Ext. 4.

Donald A. Fure  
Building Code Official

LOWER SWATARA TOWNSHIP  
Code Department  
1499 Spring Garden Drive  
Middletown, PA. 17057  
(717) 939-9377

The following checklist is used for plan review and can assist the designer with an expedited township review.

Uniform Construction Code (UCC)  
**CONSTRUCTION DOCUMENTS**  
**PLAN REVIEW SUBMITTAL**

**PROJECT INFORMATION:**

Project Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Contact Person: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Email Address \_\_\_\_\_ Fax Number: \_\_\_\_\_

This list of construction document requirements should be used in the preparation of the plans and specifications for new buildings/structures, additions and renovation projects located within Lower Swatara Township. Provide the following as applicable to help facilitate the permit review and approval process. For alterations, show compliance with either Chapter 34 of the International Building Code or the International Existing Building Code.

**Deferred drawings:** Provide list of any deferred submittal. Deferred drawings per P.A UCC 403.43 (k).

**Code Analysis:** The following must be provided to perform a plan review.

|               |                             |               |                            |
|---------------|-----------------------------|---------------|----------------------------|
| N/A___ Yes___ | Year Code Design            | N/A___ Yes___ | Construction Type          |
| N/A___ Yes___ | Square footage of work area | N/A___ Yes___ | Sprinkle Design            |
| N/A___ Yes___ | Occupancy Classification    | N/A___ Yes___ | Occupant load of work area |
| N/A___ Yes___ | Allowable Height and Area   |               |                            |

**SITE PLANS:** (Land Development plan may be submitted with all the required information. If not included on the land development plan, a detailed plan of the accessible route required)

|               |  |
|---------------|--|
| N/A___ Yes___ | Street cut permit required for work to take place on Township roadways.  |
| N/A___ Yes___ | Site plans shall be prepared to scale (not less than 1"= 100'), with legend, north arrow, and site location map.   |
| N/A___ Yes___ | Correct street address, zoning district, adjacent land uses and zoning districts.  |
|               | Identify all property lines and rights-of-way, with distance from property lines and adjacent buildings.   |
| N/A___ Yes___ | Show all parking spaces, widths and length.  |
| N/A___ Yes___ | Accessible route showing curb cuts, ramps, walks, widths, lengths, running and cross slopes from parking to building entrance per the ICC 2003 ANSI STANDARDS. |
| N/A___ Yes___ | All easement, flood zones, required buffers, screening landscaping, existing and proposed driveway entrances.  |
| N/A___ Yes___ | Existing and proposed utilities (gas, water, sewer, etc.).   |
| N/A___ Yes___ | Existing and proposed finish grades and elevations required for construction.  |

## ARCHITECTURAL PLANS:

- N/A \_\_\_ Yes \_\_\_ Architectural floor plans of each floor. All pages shall be minimum 24" x 36" in size, maximum 36"x 42", drawn to a scale of not less than 1/8"= 1'.
- N/A \_\_\_ Yes \_\_\_ Details, sections, dimensions and elevations of proposed construction.
- N/A \_\_\_ Yes \_\_\_ Allowable building area and area increase calculations.
- N/A \_\_\_ Yes \_\_\_ Actual building area with the square footage of each floor and the building height.
- N/A \_\_\_ Yes \_\_\_ Special detailed requirements based on use and occupancy including: covered mall buildings, high-rise buildings, atriums, and other special use and occupancy spaces or buildings.
- N/A \_\_\_ Yes \_\_\_ Identify the names and uses of each room.
- N/A \_\_\_ Yes \_\_\_ Occupant load for each location and include computations.
- N/A \_\_\_ Yes \_\_\_ Capacity of egress components including the egress width (inch/occupant) for the stairways and other egress components.
- N/A \_\_\_ Yes \_\_\_ General means of egress, travel distance, spacing of exits and the occupant load of the exit served.
- N/A \_\_\_ Yes \_\_\_ Identify all fire resistant walls showing type of assembly and fire rating. Provide UL numbers and detail. Include all smoke and draft barriers.
- N/A \_\_\_ Yes \_\_\_ All penetrations of fire rated construction should be per manufactures specs. Show opening protection and damper ratings. Specifications may be required to be provided.
- N/A \_\_\_ Yes \_\_\_ Exterior walls opening protection, vertical fire spread protection and parapets.
- N/A \_\_\_ Yes \_\_\_ Interior finishes including smoke development, flame spread, decorations and trim.
- N/A \_\_\_ Yes \_\_\_ Door schedule(s), including size, type, rating (if required) and hardware.
- N/A \_\_\_ Yes \_\_\_ Glazing schedules, including sloped glazing and skylights, and safety glazing.

## BUILDING DESIGN DATA SUMMARY

**DESIGN:** (Check all that apply)

- \_\_\_ Single Use Occupancy or Mixed-Use Occupancy (non-separated uses)
- \_\_\_ Mixed Use Occupancy (separated uses)
- \_\_\_ Unlimited Area Building      \_\_\_ Fire Alarm & Detection System
- \_\_\_ Mezzanine(s)      \_\_\_ Alternative Automatic Fire-extinguishing System
- \_\_\_ Automatic Sprinkler System per NFPA 13      \_\_\_ Standpipe System per NFPA 14

**Provide area calculations per section 506 and 507 as applicable.**

## STRUCTURAL PLANS:

- N/A \_\_\_ Yes \_\_\_ List type of special inspections and testing requirements.
- N/A \_\_\_ Yes \_\_\_ Structural design calculations. Structural plans shall be signed, sealed and dated by a Pennsylvania registered Architect and/or Engineer responsible for the design.
- N/A \_\_\_ Yes \_\_\_ Soils and foundation information including soil investigations/reports and soil.
- N/A \_\_\_ Yes \_\_\_ Uniformly distributed floor live design loads for the floor area use, any live load reduction, roof live loads, snow loads, wind design loads and all concentrated loads.
- N/A \_\_\_ Yes \_\_\_ Flood design loads, if applicable, including flood hazard area zone and elevation of the structure.
- N/A \_\_\_ Yes \_\_\_ Footing and foundation detail, dimensions. Show depth of footings, foundation water/damp proofing, and reinforcing steel showing dimensions of bar, spacing and lapping.

- N/A \_\_\_ Yes \_\_\_ Structural materials for concrete including plain and reinforced concrete design construction standard specified, minimum concrete strength, any hot and cold weather curing procedure, seismic design and slab provisions.
- N/A \_\_\_ Yes \_\_\_ Show beams, joists, girders, rafters/truss layout and fastening/connection detail. For steel show structural steel sizes, steel framing gauges, sizes and connections.  
For wood show species of wood, sizes and design strength.

**ACCESSIBILITY PLANS:** Buildings and facilities shall be designed and constructed to be accessible in accordance with the IBC 2018, Chapter 11 & Appendix E and ICC A117.1 – 2009 ANSI Standards. Please note only the states Accessibility Advisory Board can grant a variance for relief from the code relating to accessibility.

- N/A \_\_\_ Yes \_\_\_ Plumbing elements and facilities required to be accessible by the scoping provisions, including drinking fountains and water coolers, toilet and bathing rooms, water closets and toilet compartments, urinals, lavatories and sinks, bathtubs, shower compartments, grab bars, seats, and laundry equipment.
- N/A \_\_\_ Yes \_\_\_ Built-in furnishings and equipment required to be accessible by the scoping provisions, including seating at tables, counters, and work surfaces, benches, checkout and service counters and storage facilities
- N/A \_\_\_ Yes \_\_\_ Communication elements and features required to be accessible by the scoping provisions, including alarms, signs, telephones, detectable warnings, assistive listening systems, and automatic teller machines (ATM's) and fare machines.
- N/A \_\_\_ Yes \_\_\_ Accessible route with slopes from parking to building entrance(s). Clearances at doorways and maneuvering clearances at furnishings or fixtures.
- N/A \_\_\_ Yes \_\_\_ Provide accessible signage detail

## **FIRE PROTECTION PLANS:**

- N/A \_\_\_ Yes \_\_\_ Automatic sprinkler system(s) with hydraulic calculations and catalog cuts for NFPA 13 system components, including water flow test, hose connections and sprinkler monitoring and alarms.
- N/A \_\_\_ Yes \_\_\_ Provide commodity class and height of rack storage.
- N/A \_\_\_ Yes \_\_\_ Alternative automatic fire-extinguishing system(s) details, including the installation, wet-chemical systems, dry-chemical systems, foam systems, carbon dioxide systems, halon systems, clean-agent systems, and commercial cooking systems, if applicable.
- N/A \_\_\_ Yes \_\_\_ Class I wet standpipe system(s) details, including the installation standards, building height, stages greater than 1,000 sq. ft., hose connections and locations, cabinets, dry standpipes, and valve supervision.
- N/A \_\_\_ Yes \_\_\_ Show sprinkle head layout including room identifications, dimensions, walls, ceilings and soffits or any other obstructions.
- N/A \_\_\_ Yes \_\_\_ Portable fire extinguisher(s) locations.
- N/A \_\_\_ Yes \_\_\_ Fire alarm and detection system(s) construction details to include, but not be limited to: a floor plan which indicates the use of all rooms; locations of alarm initiating and notification appliances; alarm control and trouble signaling equipment; annunciation; power connection; battery calculations; conductor type and sizes; voltage drop calculations; manufacturers, model numbers and listing information for equipment, devices and materials; details of ceiling height and construction; and the interface of fire safety control functions.
- N/A \_\_\_ Yes \_\_\_ Smoke control system(s) design requirements and submit analysis supporting the type(s) of smoke control systems be installed. Show smoke barriers, pressurization method,

airflow method, exhaust method, equipment/power, detection and control, smokeproof enclosures, if required.

N/A \_\_\_ Yes \_\_\_

Knox box order forms available upon request.

## **PLUMBING PLANS:**

N/A \_\_\_ Yes \_\_\_

Construction documents with riser diagrams, site plan, and water calculations and specifications.

N/A \_\_\_ Yes \_\_\_

Change of use, additions and new buildings will require a sewer permit from Lower Swatara Township Sewer Authority. Required to be obtained prior to building permit.

N/A \_\_\_ Yes \_\_\_

Fixtures and the number provided for male and female occupants based on the occupant load. If mixed use occupancy, show the number of fixtures provided for each use.

N/A \_\_\_ Yes \_\_\_

Toilet/bathing room layouts. Drinking fountain locations.

N/A \_\_\_ Yes \_\_\_

Water supply and distribution for the hot water system, including hot water requirements, tempered water for accessible hand washing facilities, return circulation, and thermal expansion control.

N/A \_\_\_ Yes \_\_\_

Water supply and distribution design, including burial depth, water service separation, system design, maximum flow, pressure boosters, and water hammer.

N/A \_\_\_ Yes \_\_\_

Water supply and distribution valves, including full open, shutoff, access, and backflow prevention.

N/A \_\_\_ Yes \_\_\_

Procedure/specifications for disinfection of potable system.

N/A \_\_\_ Yes \_\_\_

Drainage system construction details for fixture traps, trap seals, drain and waste, stacks, horizontal branches, building drain and sanitary sewer lateral, cleanouts, indirect waste, and special waste, including the drainage piping in food service areas, venting of fixtures, vent stacks and vent installation.

N/A \_\_\_ Yes \_\_\_

Storm drainage construction details, including area rainfall rate, showing square footage of roofing, the design for cleanouts, drain sizes and area served, secondary roof drains and scupper locations.

N/A \_\_\_ Yes \_\_\_

Piping material, support and installation, including the hanger/support schedule, corrosion protection, stress and strain, annular space, footing and foundation protection, fastener penetration, waterproofing of openings, flood proofing, penetration protection, support intervals, base of stacks, anchorage, bracing and seismic support, if applicable.

N/A \_\_\_ Yes \_\_\_

Show the construction details for interceptors, including grease traps and interceptors, venting, access, and food waste grinders and supporting information for sizing.

N/A \_\_\_ Yes \_\_\_

Compliance with the Energy Conservation Code should be shown for water heating.

N/A \_\_\_ Yes \_\_\_

If a sewer permit is required from the Lower Swatara Township Municipal Authority, it is required to be approved prior to the release of a building permit.

## **MECHANICAL PLANS:**

N/A \_\_\_ Yes \_\_\_

Submit construction documents, equipment installation and locations, hazardous location installation, outdoor installation, piping support and condensate disposal.

N/A \_\_\_ Yes \_\_\_

Show the mechanical ventilation outdoor air requirements per room occupancy classification, including the square foot area, occupant load, required outdoor air (cfm/person), and actual outdoor air (cfm) provided.

N/A \_\_\_ Yes \_\_\_

Provide duct sizes, layout, plenums, insulation R values, damper locations, smoke detection and location, and fire damper locations and ratings.

N/A \_\_\_ Yes \_\_\_

Show the contaminant exhaust systems, smoke control systems, and roof vents. Connection/direct-vent, combustion air ducts, including opening obstructions, location and protection.

N/A \_\_\_ Yes \_\_\_

Show the combustion air for gas-fired appliances, including inside air, outdoor air, combined use of inside and outdoor air, and any engineered combustion air supply,

|                 |  |
|-----------------|--|
|                 | direct-vent, mechanical combustion air supply, louvers and grills and combustion air ducts.  |
| N/A ___ Yes ___ | Show construction details for chimneys and vents, showing termination and required clearances from intakes and openings.   |
| N/A ___ Yes ___ | Details for any boilers, water heaters and pressure vessels or appliance used.   |
| N/A ___ Yes ___ | Details for fuel-gas piping materials, installation, sizing, gas shutoff valves, and any other gas piping systems, including liquefied petroleum or compressed natural gas motor vehicle fuel dispensing stations, or supplemental and standby gas supply. |
| N/A ___ Yes ___ | Details for fuel oil piping and storage including, storage system, materials, joints and connections, fuel oil system installation, oil gauging, and fuel oil valves.  |
| N/A ___ Yes ___ | Compliance with the Energy Conservation Code to be shown or provide alternative method documentation.  |

**ELECTRICAL PLANS:** Provide the following to assist an approved Township third party electrical agency. Provide plans and detail as necessary per the third party's request. Whichever third party reviews the plans should also perform the site inspections.

|                 |   |
|-----------------|---|
| N/A ___ Yes ___ | Panel schedules with circuit and feeder loading, over current protection, and NEC load summaries for all new and/or affected panels and services (loading has to be evaluated by highest phase): include fault current data, short circuit ratings and fault current protection coordination.   |
| N/A ___ Yes ___ | Single line riser diagram showing all new and/or affected services, feeders, wire sizes and insulation types, and conduit sizes and types.  |
| N/A ___ Yes ___ | Number of services and their physical locations, clearly indicate mains and characteristics.  |
| N/A ___ Yes ___ | Grounding electrode conductor size with new and/or affected services and transformers; where necessary provide details or notes on methods.   |
| N/A ___ Yes ___ | Physical locations of all new and/or affected panels and switchgear (indicate front).   |
| N/A ___ Yes ___ | Receptacle plans and lighting plans with circuitry.   |
| N/A ___ Yes ___ | Electrical plans for each affected floor, including the roof.   |
| N/A ___ Yes ___ | Wiring method(s), conduit sizes and types, termination temperature (60, 75, 90) requirements, conductor sizes and insulation types.   |
| N/A ___ Yes ___ | Design and/or operation for any of the following applicable life safety systems; emergency generators, smoke evacuation, shaft pressurization and relief, smoke detection, egress and emergency lighting, and fire alarms.  |
| N/A ___ Yes ___ | Special needs such as classified (hazardous), corrosive and patient care are treated. Provide detailed plan of classified areas, the classifications and how complied with (i.e. hangers, waste treatment and collection, flammable dusts, gasses or liquids, spray booths, vehicle servicing and parking, etc.).   |
| N/A ___ Yes ___ | HVAC nameplate data, including MCA and MOCP. List all other appliance and/or equipment (other than those which will be connected to a general use receptacle) with nameplate data (i.e., voltage, phasing, HP, KVA, FLA, RLA, etc.).  |
| N/A ___ Yes ___ | Motor horse power ratings, if not supplied elsewhere.   |
| N/A ___ Yes ___ | Penetrations of fire-rated construction must be per manufacturer's details. The details shall meet or exceed ratings of construction being penetrated. Penetration details shall be exactly as tested by an approved testing laboratory or agency and shall include their system numbers. New penetrations of existing fire-rated walls and assemblies shall be shown with appropriate designs. |
| N/A ___ Yes ___ | Compliance with the Energy Conservation Code or alternative method required.  |

