

LOWER SWATARA TOWNSHIP

NEW SINGLE FAMILY DWELLING FORMS PACKET

1. Permit Application
2. Permit Checklist
3. Sample Plot Plan
4. Dwelling Specs
5. *Sewer Permit Application
6. *Building Sewer Detail
7. *Residential Cleanout Detail

***For additions, Sewer Permit Application is not needed.**

LOWER SWATARA TOWNSHIP
 1499 SPRING GARDEN DRIVE
 MIDDLETOWN, PENNSYLVANIA 17057
 PH. (717) 939-9377/FAX (717) 939-5682

PERMIT APPLICATION

IMPORTANT – APPLICANT MUST COMPLETE ALL ITEMS IN SECTIONS: I, II, III, AND IV.

I. LOCATION OF BUILDING	ADDRESS: _____ Parcel No. _____ Subdivision Name: _____ Lot No. _____			
Type of Permit:	Zoning Building	Plumbing Electrical	Demolition Sprinkler System	Use & Occ. Mechanical

II. TYPE AND COST OF BUILDING – All applicants complete Parts A-D

<p>A. TYPE OF IMPROVEMENT</p> <div style="display: flex; justify-content: space-between;"> <div> New Building Addition Alteration Demolition </div> <div> Deck Fence Shed/Accessory Structure Pool </div> </div> <p>Proposed Work (Describe in Detail):</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Square footage _____ Square footage added by permit _____</p> <p style="text-align: center;">Number of stories _____</p>	<p>C. USE</p> <p style="text-align: center;">Residential -or- Nonresidential</p> <p style="text-align: center;">Are you changing Use?: YES NO</p> <p>Existing Use: _____</p> <p>Proposed Use: _____</p>
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<p>B. COST (including labor & material)</p> <table style="width: 100%;"> <tr> <td style="width: 30%;">Building</td> <td style="width: 10%;">\$</td> <td style="width: 20%;">_____</td> </tr> <tr> <td>Plumbing</td> <td>\$</td> <td>_____</td> </tr> <tr> <td>Electrical</td> <td>\$</td> <td>_____</td> </tr> <tr> <td>Sprinkler System</td> <td>\$</td> <td>_____</td> </tr> <tr> <td>Mechanical</td> <td>\$</td> <td>_____</td> </tr> <tr> <td>TOTAL COST OF IMPROVEMENT</td> <td>\$</td> <td>_____</td> </tr> </table>	Building	\$	_____	Plumbing	\$	_____	Electrical	\$	_____	Sprinkler System	\$	_____	Mechanical	\$	_____	TOTAL COST OF IMPROVEMENT	\$	_____	<p>D.</p> <p>Building Sprinkled: Yes _____ No _____</p> <p>Water Supply: Public _____ Private _____</p> <p>Sewage Disposal: Public _____ Private _____</p> <p>Structure in flood plain: Yes _____ No _____</p> <p>New buildings and additions require a plot plan drawn to scale showing proposed work, existing structures on site, distances from lot lines and established grades.</p> <p>Two (2) sets of plans and specifications required.</p> <p>A description of work accompanied by plans of proposed work required.</p> <p>Additional information may be required upon plan review.</p>
Building	\$	_____																	
Plumbing	\$	_____																	
Electrical	\$	_____																	
Sprinkler System	\$	_____																	
Mechanical	\$	_____																	
TOTAL COST OF IMPROVEMENT	\$	_____																	

III. ZONING REQUIREMENTS (as applicable)

Zoning District _____ Interior Lot _____ Sq. Ft. of Lot _____ Front Yard Setback _____ Left Side Yard Setback _____ Height of Structure _____ Finished Floor Elevation _____	Corner Lot _____ Sq. Ft. of Structure (Footprint) _____ Rear Yard Setback _____ Right Side Yard Setback _____ No. of Off Street Parking Spaces _____ Total Impervious Area _____ No. of Stories _____
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IV. IDENTIFICATION - To be completed by all applicants

Name		Mailing Address	Telephone
Owner Or Lessee			
General Contractor			
Permit Applicant			
	contact person's email:		
Design Professional			

Applicant's Certification: As the owner or the authorized agent of the project for which this application is filed, I certify that:

1. The description of use, estimated construction cost and all other information provided as part of this application for a building permit is correct.
2. The building or structure described in this application will not be occupied until all known code violations are corrected and a Certificate of Occupancy has been received from Lower Swatara Township.
3. This project will be constructed in accordance with the approved drawings and specifications (including any required non-design changes) and the Uniform Construction Code standards as specified in 34 PA Code Chapters 401 - 405.
4. Any changes to the approved documents will be filed with the Township Code Department.
5. If the licensed architect or engineer in responsible charge of this construction should change, written notice of the change will be provided to the Township Building Code Official.
6. No error or omission in either the drawings and specifications or application, whether approved or not, shall permit or relieve me from constructing the work in any manner other than provided for in 34 PA Code Chapters 401 - 405.
7. If signed by someone other than the construction owner, this work has been authorized by the owner of record, and I have been authorized by the owner to complete this application on his behalf. I will be acting on behalf of the owner as:

_____ DESIGN PROFESSIONAL _____ CONTRACTOR _____ AGENT

APPLICANT MUST COMPLETE ONE OF THE SECTIONS BELOW:

Applicant, if other than owner:

Owner:

Name (typed or printed)

Name (typed or printed)

Signature

Date

Signature

Date

DO NOT WRITE BELOW THIS LINE For Department Use Only

V. ZONING OFFICER APPROVAL

District _____	Use _____																					
<table border="0"> <tr> <td></td> <td>Required</td> <td>Shown</td> </tr> <tr> <td>Front Yard Setback</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Left Side Yard Setback</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Right Side Yard Setback</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Rear Yard Setback</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Building Height</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Maximum Impervious</td> <td>_____</td> <td>_____</td> </tr> </table>		Required	Shown	Front Yard Setback	_____	_____	Left Side Yard Setback	_____	_____	Right Side Yard Setback	_____	_____	Rear Yard Setback	_____	_____	Building Height	_____	_____	Maximum Impervious	_____	_____	Conforming _____ Non-Conforming _____ Easements _____ Fee \$ _____
	Required	Shown																				
Front Yard Setback	_____	_____																				
Left Side Yard Setback	_____	_____																				
Right Side Yard Setback	_____	_____																				
Rear Yard Setback	_____	_____																				
Building Height	_____	_____																				
Maximum Impervious	_____	_____																				
NOTES: _____	_____ Zoning Officer Date																					

VI. CODE OFFICIAL APPROVAL

Application Fee _____ Building Permit No. _____ Plumbing Permit No. _____ Electrical Permit No. _____ Demolition Permit No. _____ DCED _____	App Fee \$ _____ Permit Fee \$ _____ Permit Fee \$ _____ Permit Fee \$ _____ Permit Fee \$ _____ Fee \$ _____	Construction Type _____ Use Group _____ Occupancy Load _____
Total Codes Fee \$ _____ Zoning Fee (from Section V) \$ _____ TOTAL FEE \$ _____		
NOTES: _____		_____ Code Official Date

Permit Checklist

This form **MUST BE COMPLETED** and turned in with your application.

The following permits are required to be obtained prior to the release of a building permit. A building permit is considered incomplete until the applicable permits below are obtained.

Provided	Needed	Not applicable	Determined by L.S.T	Permit Requirements
				Sewage facilities planning module or exemption letter
				Erosion & Sediment approvals
				NPDES approvals
				Zoning approvals
				L.S.T street cut permit
				L.S.T. sewer authority permit or on-lot septic permit
				FAA Approval if in airport zone, Penn Dot AV 57 form
				Proof of Land Development/Subdivision recording
				Penn Dot HOP Permit or notice of acknowledgment that one is required

 2 Sets of plans required. Commercial requires that 1 set of those sets is to have original wet stamp.
Minimum size: Residential – 11"x17"; Commercial – 24"x36"

 Workers Compensation with Lower Swatara Township as the certificate holder required. Notarized waiver form required if the contractor is exempt from the Workers Compensation Law. Home owners performing their own work or acting as the General Contractor are exempt.

 Electrical Review is done by a township approved third party (see back of this form). Whoever reviews the plans shall be contacted for inspections. Electrical pages should be separated from the remainder of plans. In writing, state which electrical third party you want to review the plans and provide contact information for whom they should bill for their services.

**APPROVED THIRD PARTY ELECTRICAL INSPECTION AGENCIES
AGREEMENTS WITH LOWER SWATARA TOWNSHIP**

Middle Department Inspection Agency, Inc. (MDIA)
3901 Hartzdale Drive, Suite 112
Camp Hill, PA. 17011
Contact: Ron Yoffy: 717-761-5340 Fax: 717-761-5590

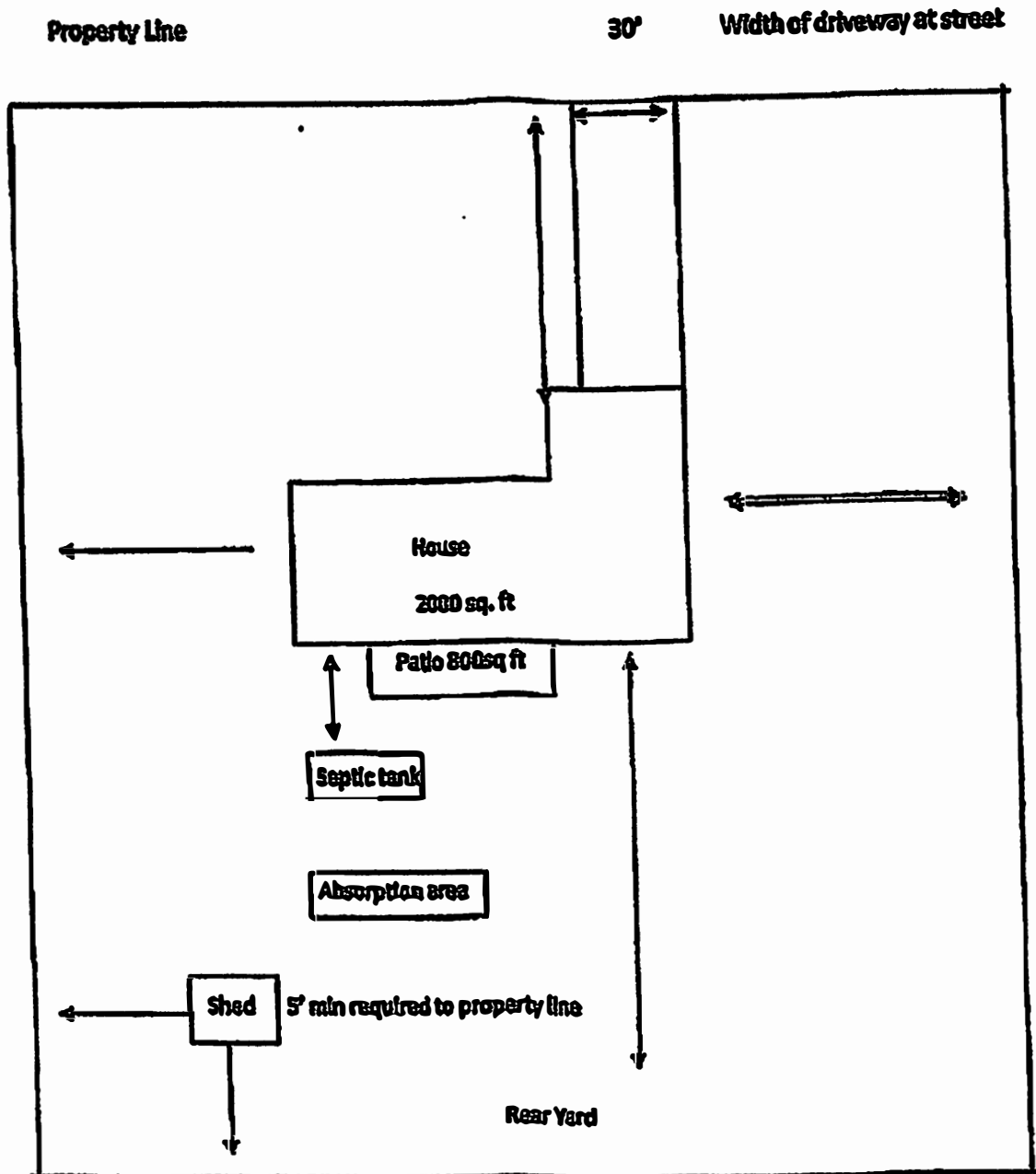
Commonwealth Code Inspection Service, Inc. (CCIS)
176 Doe Run Road
Manheim, PA. 17545
Office 717-664-2347
Contacts: Jeremy Blanck – inspector

Approved Code Services (ACS)
5060 Ritter Road, Suite A2
Mechanicsburg, PA. 17055
Contacts: Natalie or Donna
Contact: Phone: 717-506-0464 Fax: 717-502-0688

American Inspection Agency (AIA)
Gordon Howresko
342 Miller Road
Sinking Springs, PA. 19608
Contact: Phone: 1-800-806-6610 Fax: 610-678-4359

Lower Swatara Township Sample Plot Plan

Spring Garden Drive



Proposed Construction _____ sq. ft. Sidewalks/patio _____ sq. ft.
 Existing Structures _____ sq. ft. Total Coverage _____ sq. ft. Greater than 1000sq ft of disturbance requires a
 Driveway _____ sq. ft. Lot Size _____ sq. ft. Storm water management permit.

Plot plan to include the following: Accurate property lines, lot size with dimensions, location of easements and right of ways, dimensions and square footage of all impervious areas-drive ways, sidewalks/patios, structures including sheds etc. A survey of your property maybe necessary for compliance.

Lower Swatara Township Dwelling Specs

- Plan size to be minimum 11 x 17, maximum 24 x 36. Dimensioned plans identifying the use of each room
- The 2018 IRC is enforced with UCC amendments. There were many amendments by the PA RAC Committee, a list is available on PA Labor and Industry's website or the townships website under adopted codes. You can obtain a copy from the codes office.
- Per the PA UCC, plan review to be provided with comment within 15 business days of permit application, sealed drawings by a design professional in 5 business days.
- The following detail should be on the plans, along with a completed permit application and checklist

Footings/Foundation

1. Footing width, thickness, depth below grade and rebar detail
2. Detail on column footings if applicable
3. Foundation height, type (cmu, concrete, etc.), and thickness
4. Height of unbalanced fill at foundation wall
5. Spacing of vertical and horizontal rebar
6. Damp or water proof detail, foundation drain, sump location and location of discharge
7. Type of egress for basement
8. Method of sill plate anchorage and spacing
9. Detail for drainage from house, finished grade, foundation elevation above finished grade, swell etc.
10. NOTE: Descending slopes may require engineer approvals

Framing

1. Beam type and size
2. Column type and spacing
3. Floor joist size and clear spans. Provide specs for engineered joist showing allowable spans
4. Engineered floor joist in basement require ½ "drywall, 5/8 plywood or equivalent or basement to be sprinklered, provide detail.
5. Sub floor size
6. Header sizes and clear spans, number of jack studs
7. Wall framing size's and spacing
8. Egress window sizes
9. Wall bracing detail at garage walls
10. For engineered roof truss, provide specs prior to framing inspection
11. Stick built roofs, size and spacing of rafters and ceiling joist
12. Roof sheathing and underlayment
13. Type of rafter ties used
14. Slope of roof and method of ventilation

Finishes

1. Roof coverings
2. Exterior wall coverings and weather barriers

3. Veneer, provide anchorage and weep detail
4. Attic access location
5. For fireplaces, provide specs showing venting, clearance to combustibles and hearth detail

HVAC

1. Location, supply source, and size
2. Air leakage test required if duct work or furnace in unconditioned space.
3. Blower door test mandatory

Plumbing

1. Water heater location, size and power source
2. Water supply-well or public
3. Detail if ejector or grinder pumps are used
4. Size of sewer and cleanout location and spacing
5. NOTE: A Lower Swatara Township Municipal Sewer Permit approval is required prior to the release of a building permit. Sewer laterals are required to be installed per the sewer authority's specs.

Energy

1. Reference which design standard used: 2018 IRC, 2018 IECC or PA Alternative

Component	R VALUE
Ceiling	
Walls	
Floors	
Basement walls	
Crawl space wall	
Duct work attic	
Duct work exterior walls	
HVAC	Efficiency?
Window Glazing	U Factor?

Electrical

1. Size and location of electrical panel
2. General layout of receptacles and lights
3. Smoke and carbon monoxide detectors locations
4. Electrical inspections are performed by an approved township third party, contact information is on the required inspection sheet

Checklist

- ☐ Items below are on the townships website and in new home/addition packet
- ☐ Permit application completed
- ☐ Checklist completely filled out
- ☐ Sewer -or- on-lot septic system
- ☐ Accurate plot plan
- ☐ \$50 application fee and ½ of permit fee if job is over \$25,000
- ☐ Street Cut permit

LOWER SWATARA TOWNSHIP
MUNICIPAL AUTHORITY (LSTMA)
1499 SPRING GARDEN DRIVE
MIDDLETOWN, PA. 17057
(717) 939-7633

PERMIT APPLICATION

In accordance with the Ordinance 448, Code of Ordinances, Chapter 18, Section 18-303, Sewers and Sewage disposal, adopted by the Board of Commissioners of Lower Swatara Township, I hereby make application for a permit to connect or disconnect to the sanitary sewer system as follows:

Location _____ Parcel No. _____

Subdivision _____ Section _____ Lot No. _____

Owner's Name _____

Mailing Address _____

Telephone Number (____) _____

Contractor's Name _____

Mailing Address _____

Telephone Number (____) _____

Proposed Work _____

Estimated Cost for sewer lateral (including labor & material) \$ _____

Residential _____ Commercial _____ Industrial _____ Manufactured Home _____

Number of Employees: _____ Office _____ Warehouse _____ Total

As the owner or the authorized agent of this project we hereby certify that the facts set forth in this permit application have been examined by me and my contractor and to the best of our knowledge are true, correct, and complete and we agree to conform to all applicable laws of LSTMA. It is understood and agreed by the owner/contractor that any error, misstatement or misrepresentation of fact, either with or without intention on the part of this application, such as might or would operate to cause a refusal of this application, or any change in the location or use of the structure and/or made subsequent to the issuance of the permit, without approval of LSTMA, shall constitute sufficient ground for the revocation of this permit.

APPLICANT MUST COMPLETE ONE OF THE SECTIONS BELOW:

Contractor Name (print or typed)

Owner Name (print or typed)

Signature Date

Signature Date

DO NOT WRITE BELOW THIS LINE
FOR LSTMA USE ONLY

Use Group Classification:

_____ Single Family _____ Duplex _____ Townhouse _____ Multi-Family

_____ Commercial _____ Industrial _____ Manufactured Home _____ Other

Number of EDU'S: = $\frac{\text{Average Daily Flow or Estimated Average Daily Flow}}{217 \text{ Gallons per Day}}$ = _____ $\frac{\text{GPD}}{217 \text{ GPD}}$

_____ Planning Module _____ Number of Employees
(PA Code Title 25, Chp. 73) _____ Estimated Flow/Water Usage

Connection and Inspection Fees:

Tapping Fee \$ _____ X _____ EDU'S = \$ _____

Connection Fee = \$ _____

Inspection Fee = \$ _____

Manufactured/Mobile Home Re-inspection Fee = \$ _____

Repair, Replaced or Reconnected Fee = \$ _____

Special Purpose Fee (Cherry Alley/Lumber Street Interceptor) = \$ _____

Reimbursement Components:

Watkins Motor Lines	\$ _____	X _____	EDU'S	=	\$ _____
Double M Development	\$ _____	X _____	EDU'S	=	\$ _____
R.A. Burkholder	\$ _____	X _____	EDU'S	=	\$ _____
Phoenix Contact	\$ _____	X _____	EDU'S	=	\$ _____
Balu Patel	\$ _____	X _____	EDU'S	=	\$ _____
Messick Construction	\$ _____	X _____	EDU'S	=	\$ _____

Reimbursement Component Fees: \$ _____

Total Permit Fees \$ _____

Notes: _____

Lower Swatara Township Municipal Authority

Municipal Auth. Representative Date

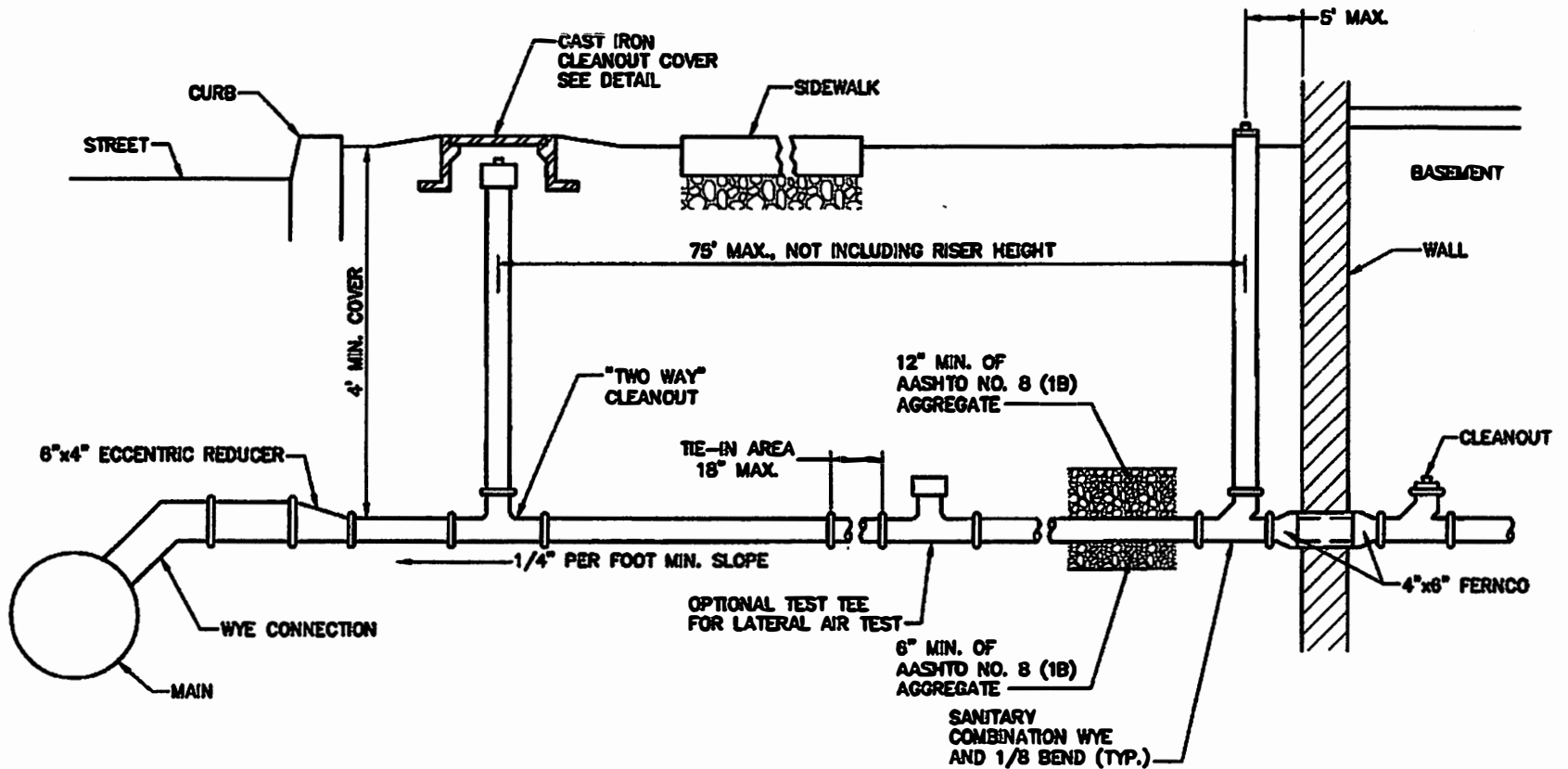
HRG
 HERRING ROUNDTREE & GORDON, INC.
 Engineering & Project Services
 ALL EMPLOYEES ARE QUALIFIED COMMUNITY

240 East First Street
 Harrisburg, PA 17111
 Tel: (717) 544-1221
 Fax: (717) 544-1188
 hrg@hrg.com
 www.hrg.com

**MUNICIPAL AUTHORITY
 OF
 LOWER SWATARA TOWNSHIP
 STANDARD DETAILS**
 LOWER SWATARA TOWNSHIP DAUPHIN COUNTY PENNSYLVANIA

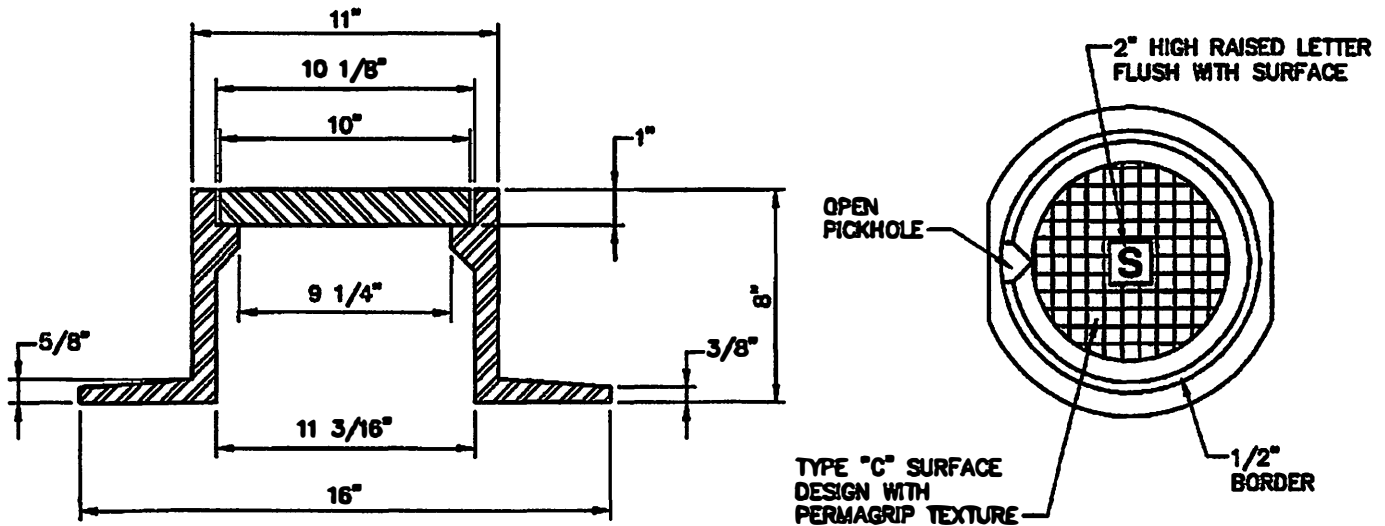
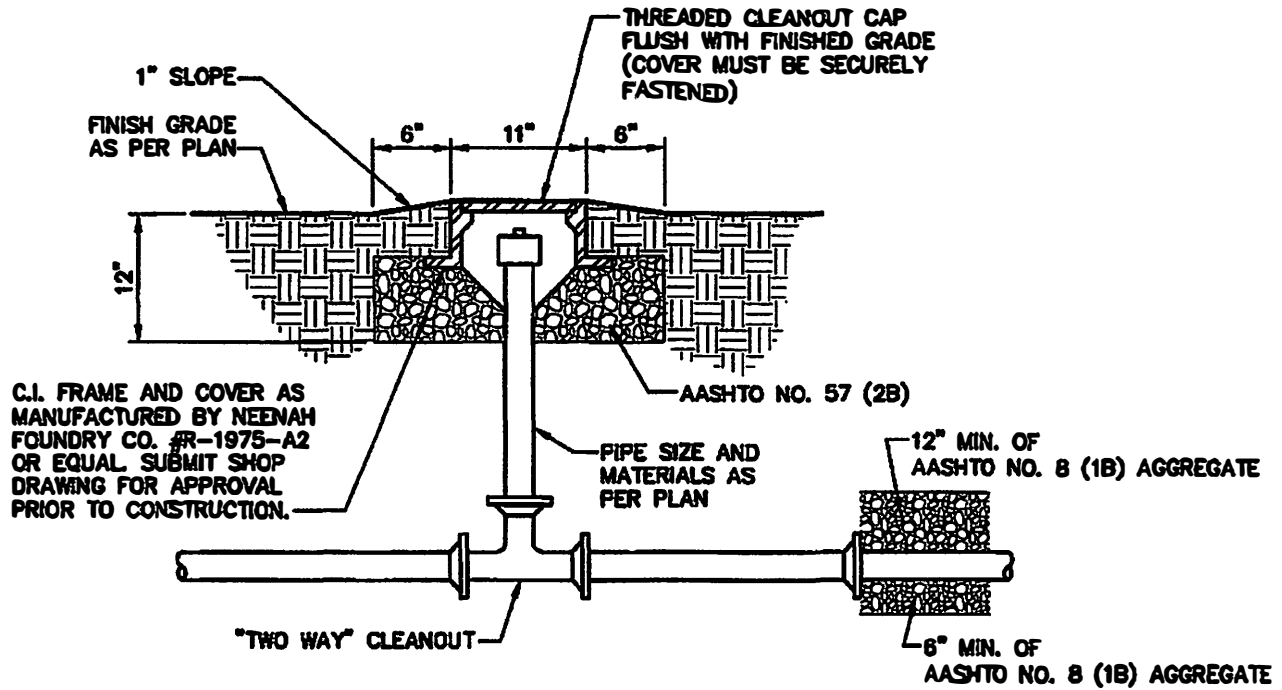
PROJ. NO. - 17
 DESIGN - MGO
 CHECKED - RZ
 DATE - DEC. 2017

DETAIL NO.
D28
 SHEET NO.
1
 OF
1
 PROJECT 17020462



NOTE:
 PIPE MUST BE PLACED IN A 6" BEDDING OF AASHTO NO. 8 (18) AGGREGATE, AND ALSO HAVE A 12" COVERING OF AASHTO NO. 8 (18) AGGREGATE. AIR TEST MUST HOLD 4 P.S.I. FOR 5 MINUTES.

BUILDING SEWER DETAIL
 NOT TO SCALE



RESIDENTIAL CLEANOUT DETAIL

NOT TO SCALE

HRG
 H. R. G. & Associates, Inc.
 Engineering & Related Services
 AN EMPLOYER/OWNED COMPANY

240 East Park Drive
 Reading, PA 17111
 (717) 644-1121
 Fax (717) 644-1150
 hrge@hrginc.com
 www.hrginc.com

MUNICIPAL AUTHORITY
 OF
LOWER SWATARA TOWNSHIP
 STANDARD DETAILS

LOWER SWATARA TOWNSHIP DAUPHIN COUNTY PENNSYLVANIA

PROJ. NO. - 47
 DESIGNED - MDC
 DRAWN - BSY
 CHECKED -
 SCALE - NONE
 DATE - DEC. 2017

DETAIL NO.
D29
 SHEET NO.
1 OF 1
 PROJECT 1709.0403

File name: D:\Vector & Warehouse\1709\0403\Standard Details\1709-0403-Standard Details\1709-0403-Standard Details.dwg Legend layout: Dec 11, 2017 4:10pm sheet