

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

Footing/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
Celling	
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