

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

A. TYPE OF IMPROVEMENT

New Building
 Addition
 Alteration
 Demolition

Deck
 Fence
 Shed/Accessory Structure
 Pool

Proposed Work (Describe in Detail):

Square footage _____ Square footage added by permit _____
 Number of stories _____

C. USE

Residential -or- Nonresidential

Are you changing Use?:
 YES NO

Existing Use: _____

Proposed Use: _____

B. COST (including labor & material)

Building

(omit cents)

\$ _____

Plumbing

\$ _____

Electrical

\$ _____

Sprinkler System

\$ _____

Mechanical

\$ _____

TOTAL COST OF IMPROVEMENT

\$ _____

D.

Building Sprinkled: Yes _____ No _____

Water Supply: Public _____ Private _____

Sewage Disposal: Public _____ Private _____

Structure in flood plain: Yes _____ No _____

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.

Two (2) sets of plans and specifications required.

A description of work accompanied by plans of proposed work required.

Additional information may be required upon plan review.

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 _____

IV. IDENTIFICATION - To be completed by all applicants

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

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

- The description of use, estimated construction cost and all other information provided as part of this application for a building permit is correct.
- 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.
- 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.
- Any changes to the approved documents will be filed with the Township Code Department.
- 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.
- 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.
- 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> <td></td> <td></td> </tr> <tr> <td>Front Yard Setback</td> <td>_____</td> <td>_____</td> <td>Conforming</td> <td>_____</td> </tr> <tr> <td>Left Side Yard Setback</td> <td>_____</td> <td>_____</td> <td></td> <td>Fee \$ _____</td> </tr> <tr> <td>Right Side Yard Setback</td> <td>_____</td> <td>_____</td> <td>Non-Conforming</td> <td>_____</td> </tr> <tr> <td>Rear Yard Setback</td> <td>_____</td> <td>_____</td> <td>Easements</td> <td>_____</td> </tr> <tr> <td>Building Height</td> <td>_____</td> <td>_____</td> <td></td> <td></td> </tr> <tr> <td>Maximum Impervious</td> <td>_____</td> <td>_____</td> <td></td> <td></td> </tr> </table>		Required	Shown			Front Yard Setback	_____	_____	Conforming	_____	Left Side Yard Setback	_____	_____		Fee \$ _____	Right Side Yard Setback	_____	_____	Non-Conforming	_____	Rear Yard Setback	_____	_____	Easements	_____	Building Height	_____	_____			Maximum Impervious	_____	_____			
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Maximum Impervious	_____	_____																																		
NOTES: _____	_____ Zoning Officer																																			
	_____ Date																																			

VI. CODE OFFICIAL APPROVAL

Application Fee _____	App Fee \$ _____	Construction Type _____
Building Permit No. _____	Permit Fee \$ _____	Use Group _____
Plumbing Permit No. _____	Permit Fee \$ _____	Occupancy Load _____
Electrical Permit No. _____	Permit Fee \$ _____	
Demolition Permit No. _____	Permit Fee \$ _____	
DCED _____	Fee \$ _____	
	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 Yoffee: 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 George Syder-Plans

Approved Code Services (ACS)
5060 Ritter Road, Suite A2
Mechanicsburg, PA. 17055
Contact: Phone: 717-506-0464 Fax: 717-918-5798

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

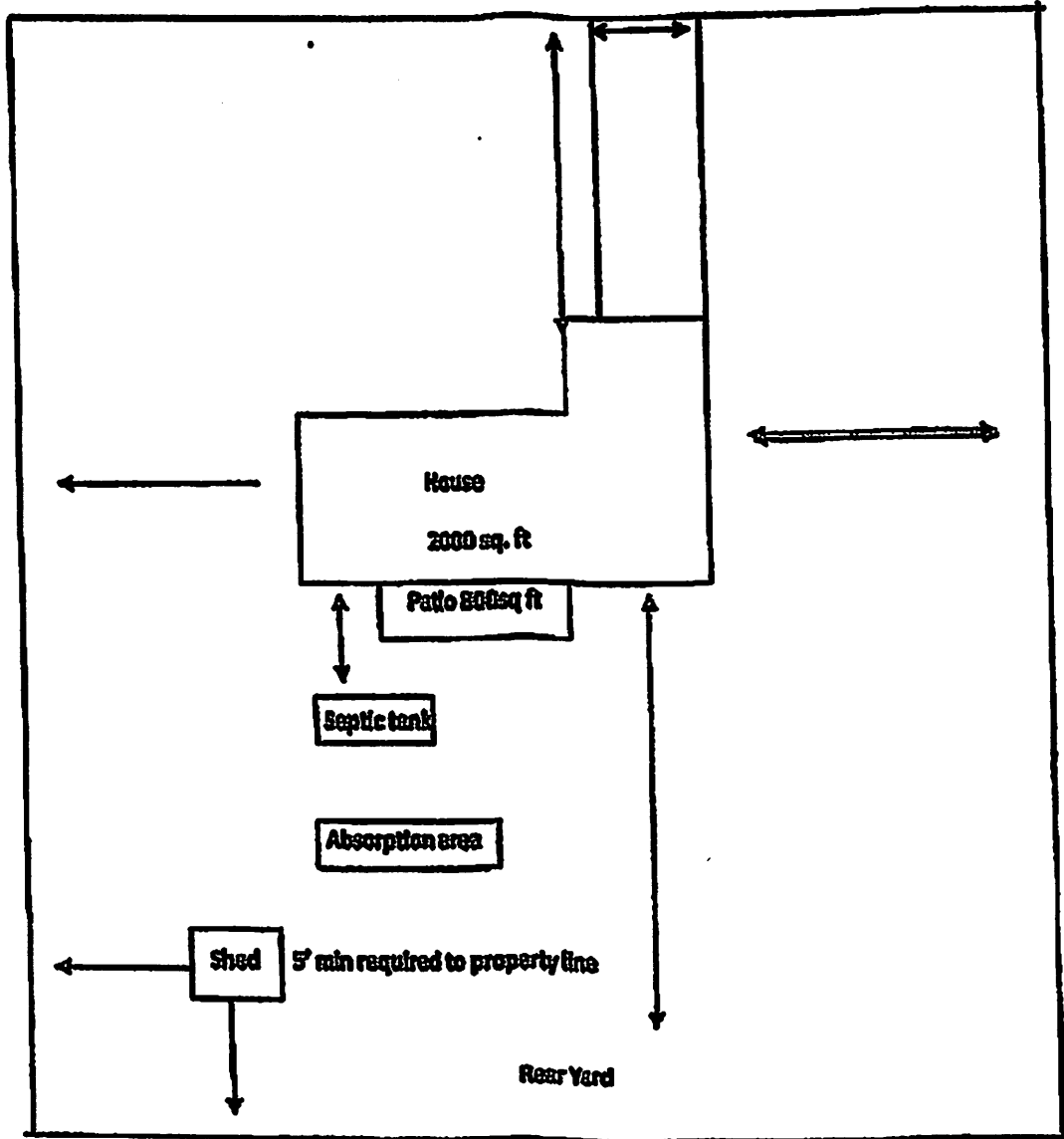
Lower Swatara Township Sample Plot Plan

Spring Garden Drive

Property Line

30'

Width of driveway at street



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 2009 IRC is enforced with UCC amendments, 2006 IRC for wall bracing, 2015 IRC for decks and certain requirements for energy. A list of the Pennsylvania adopted codes is on our website or contact our 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. Duct work material and layout-list if in conditioned space, exterior walls or attic so compliance with energy code can be verified
3. Air leakage test required unless duct work and unit are within conditioned space

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: 2009 IRC, 2009 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 permit application completed
- Accurate plot plan
- \$50 application fee and ½ of permit fee if job is over \$25,000

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.

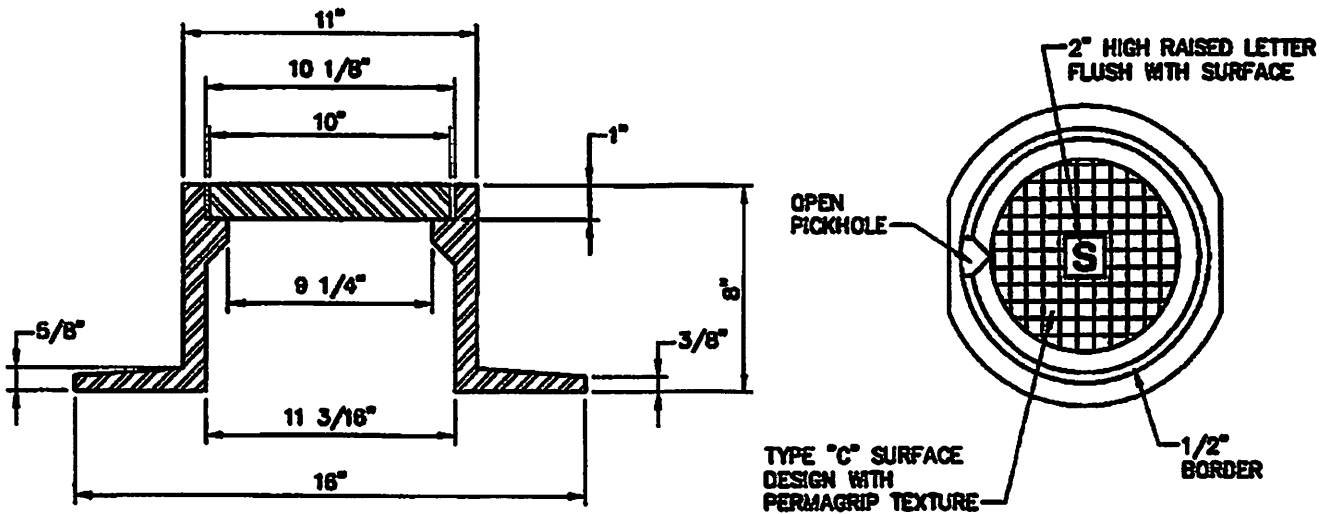
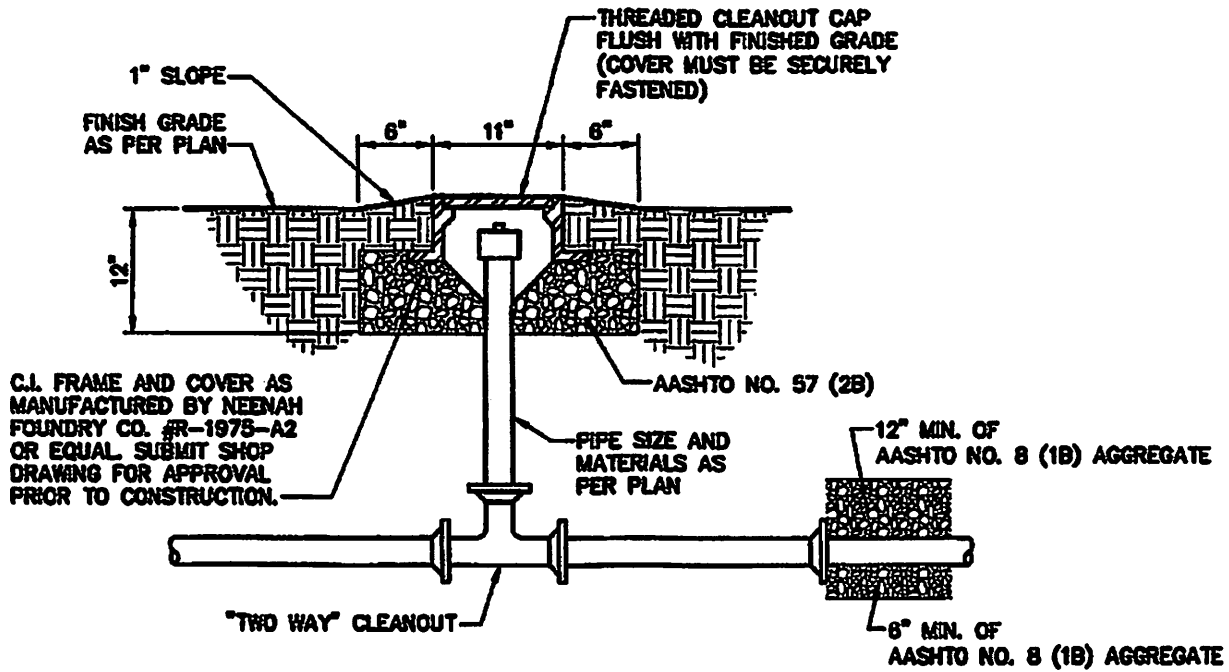
APPLICANT MUST COMPLETE ONE OF THE SECTIONS BELOW:

Contractor Name (print or typed)

Owner Name (print or typed)

Signature Date

Signature Date



RESIDENTIAL CLEANOUT DETAIL
NOT TO SCALE

The return to Vendor & Manufacturer/Supplier shall be the responsibility of the Contractor. The Contractor shall verify the accuracy of the information provided by the Vendor & Manufacturer/Supplier. The Contractor shall be responsible for the accuracy of the information provided by the Vendor & Manufacturer/Supplier. The Contractor shall be responsible for the accuracy of the information provided by the Vendor & Manufacturer/Supplier.

HRG
 249 East Park Drive
 Harrisburg, PA 17111
 (717) 654-4121
 Fax (717) 654-4159
 hrg@hrginc.com
 www.hrginc.com
 AN EMPLOYEE-OWNED COMPANY

**MUNICIPAL AUTHORITY
OF
LOWER SWATARA TOWNSHIP
STANDARD DETAILS**

LOWER SWATARA TOWNSHIP DAUPHIN COUNTY PENNSYLVANIA

PROJ. NO. - 07
DESIGN - MDC
CADD - RZF
CHECKED -
SCALE - NONE
DATE - DEC. 2017

DETAIL NO.
D29
SHEET NO.
1 of 1
PROJECT 170460