



Attachment A: Residential General Building Permit

Section A1: Supplemental Questions

None.

Section A2: Required Attachments

1. Please attach two (2) copies of assembled and bound sets building plans and specifications.
2. If your project will add a new structure or change the footprint of an existing structure, please attach two (2) copies of plot plans.

Section A3: Inspection Schedule Acknowledgement

The issuance of this building permit requires you to comply with all provisions set forth in the Uniform Construction Code. Listed below are the stages of construction when the East Brandywine Township Codes Official must be notified. Inspections must be scheduled twenty-four (24) hours in advance. Failure to notify the township before proceeding to the next step will result in a stop work order. All inspections are scheduled by Township Staff at (610) 269-8230. Approved plans and specifications must be available on site at all times.

NEW STRUCTURES AND ALTERATIONS TO THE FOOTPRINT OF EXISTING STRUCTURES

1. SETBACK INSPECTION

Inspection will be made checking location of construction prior to excavation. Stakes or batter boards must be in place and property lines and corners clearly marked. Erosion and sedimentation controls and rock construction entrance shall be installed at this time.

2. FOOTING

Inspection will be made after excavation is completed and grade stakes are installed. Concrete may not be poured until the footings are approved by the Building Inspector.

3. FOUNDATION

Foundation walls must be parged and waterproofed, and foundation drainage installed. No backfilling is allowed until an underslab plumbing and new water or sewer line inspections are complete and all work is approved by the Building Inspector.

4. ROUGH ELECTRIC

All electrical inspections must be performed by a Township Codes Official.

5. ROUGH FRAMING

After all rough framing, rough plumbing, (with air or water test), rough mechanical, rough wiring, and fire blocking is complete. Do not install insulation until the rough framing is approved by the Building Inspector. **Proof of passed electrical inspection must be on site at the time of the rough framing inspection.**

6. POST INSULATION / PRE-DRYWALL

7. DRYWALL FASTENING INSPECTION (PRIOR TO TAPE AND SPACKLE)

8. FINAL ELECTRIC

All electrical inspections must be performed by a Township Codes Official.

9. FINAL USE AND OCCUPANCY

A final use and occupancy inspection will be made after the structure has been completed.

The following items must be presented prior to the issuance of a Use and Occupancy Permit:

- Copy of approved sewage, permit if applicable;
- Copy of approved well permit if applicable;
- Passed Final Electrical Inspection by a Township Codes Official;
- Street address posted in approved manner; and
- Copy of blower door / duct tightness test results if applicable.

ALTERATIONS NOT CHANGING THE FOOTPRINT OF EXISTING STRUCTURES

1. ROUGH ELECTRIC

All electrical inspections must be performed by a Township Codes Official.

2. ROUGH FRAMING

After all rough framing, rough plumbing, (with air or water test), rough mechanical, rough wiring, and fire blocking is complete. Do not install insulation until the rough framing is approved by the Building Inspector. **Proof of passed electrical inspection must be on site at the time of the rough framing inspection.**

3. POST INSULATION / PRE-DRYWALL

4. DRYWALL FASTENING INSPECTION (PRIOR TO TAPE AND SPACKLE)

5. FINAL ELECTRIC

All electrical inspections must be performed by a Township Codes Official.

6. FINAL USE AND OCCUPANCY

A final use and occupancy inspection will be made after the structure has been completed.

The following items must be presented prior to the issuance of a Use and Occupancy Permit:

- Copy of approved sewage, permit if applicable;
- Copy of approved well permit if applicable;
- Passed Final Electrical Inspection by a Township Codes Official;
- Street address posted in approved manner; and
- Copy of blower door / duct tightness test results if applicable.

No dwelling may be occupied until the issuance of a Use and Occupancy Permit.

As per resolution number 06-11, the Township will bill the homeowner \$80.00 per inspection for additional inspections requested by a builder or homeowner, or for any re-inspections required due to failures of initial inspections.

To avoid this billing, if you know that you are not going to be ready for an inspection, you must call the Township at least one (1) hour prior to the scheduled inspection to cancel or to re-schedule.

I hereby acknowledge receipt of a copy of this form:

Applicant

Date



Attachment A (Continued): Supplemental Information for Basement Finishing Projects

When you submit your application your construction drawings will need to include:

- Wall details, including stud spacing as well as window and door sizes.
- A means of ingress and egress.
- Provide method and materials being use for fireblocking. Detail shall show fireblocking at the ceiling and floor levels, horizontally at intervals not exceeding 10 feet and as required in 2009 IRC R302.11.
- Insulation R-value.
- Provide a detailed electrical diagram. The diagram shall show the location of smoke detectors, switches, lighting, and receptacles. Distance between receptacles shall be noted on the plan.
- A plumbing diagram is required if adding a bathroom or doing any kind of plumbing work. Please note if the underslab plumbing is new or existing.
- Smoke detectors.
- If using existing heating system in home to heat/cool the new finished area you must provide information to show that the equipment can handle the new square footage (Manual J Calcs or equivalent).
- A sketch for HVAC supplies and returns. This is needed to show/verify that the existing heating system is sized to heat the extra square footage.
 - You will have to check the BTU output of your heater with the square footage of your house. This is important because if you tap into your system and it is undersized this will affect the heating in the rest of your home. Most people who finish basements add some type of supplemental heat, such as baseboard heat. This is often desirable because you can tum them on only when needed.
- Show what type of ceiling being used, and the height of the ceiling in the finished area. The ceiling height requirement is 7 feet, including basements.