

BRISTOL TOWNSHIP

COMMERCIAL

Building Permits Checklist

Please read and apply the areas that pertain to your project.

Please provide a Fax Number if possible.

**If you have any questions, please call 215-785-3680
or fax @ 215-788-8541**

**Thank you for your cooperation.
Building Department**

Township of Bristol
Department of Licenses and Inspections
2501 Bath Road, Bristol, PA 19007
(215) 785-3680 Fax: (215) 788-8541

Zoning Determination Application
(please print or type)

- 1) Property in Question (address): _____
- 2) Business/Homeowner Name: _____
- 3) Applicant Name: _____
- 4) Address: _____ Phone: _____
- 5) Property/Building Owner Name: _____
- 6) Address: _____ Phone: _____
- 7) Tax Map Parcel #: _____
- 8) Present Use: _____
- 9) Intended Use: _____
- 10) Details of Intended Use: _____

11) Height of New Structure or Addition, (if applicable), from grade plane to roof or peak (include stories and/or feet): _____

- *) AN IMPERVIOUS SURFACE CALCULATION SHEET MUST BE FILLED OUT COMPLETELY AND ACCOMPANY THIS FORM FOR REVIEW.
- *) PECO MUST BE NOTIFIED IF NEW STRUCTURE OR ADDITION WILL INFRINGE ON ANY ALLOWABLE DISTANCES TO ANY POWER LINES. IT IS YOUR RESPONSIBILITY TO HAVE POWER LINES MOVED OR REDESIGN YOUR INTENDED STRUCTURE TO COMPLY WITH THESE DISTANCES. CALL PECO FOR NECESSARY INFORMATION.
- *) THIS APPLICATION MUST BE FILLED OUT COMPLETELY FOR ACCEPTANCE FOR REVIEW.

>) SIGNATURE OF APPLICANT: _____ Date: _____

OFFICIAL USE ONLY BELOW:

Zoning District: _____ Zoning Approved _____ Zoning Not Approved _____

Comments: _____

Zoning Officer: _____ Date: _____

Permit #: _____ Receipt #: _____ Check #: _____ Fee: _____

Additional Comments: _____

MAXIMUM IMPERVIOUS SURFACE AND MAXIMUM BUILDING COVERAGE CALCULATION SHEET

ALL PERMIT APPLICATIONS (RESIDENTIAL AND COMMERCIAL) FOR BUILDING ADDITIONS, SHEDS, POOLS, OR OTHER ACCESSORY STRUCTURES MUST BE ACCOMPANIED BY A PLOT PLAN INDICATING ALL STRUCTURES AND IMPERVIOUS SURFACES THAT EXIST ON THE PROPERTY, INCLUDING PROPOSED ADDITION.

PLEASE COMPLETE THE FOLLOWING, WHERE APPLICABLE:

- A. TOTAL SQUARE FOOTAGE OF FOOTPRINT OF HOUSE/BUILDING: _____
 - B. SQUARE FOOTAGE OF FOOTPRINT OR CARPORT OR GARAGE: _____
 - C. SQUARE FOOTAGE OF CONCRETE AROUND POOL: _____
 - D. SQUARE FOOTAGE OF SHED AND/OR ASSESSORY BUILDING: _____
 - E. SQUARE FOOTAGE OF COVERED OR ENCLOSED PORCH: _____
 - F. SQUARE FOOTAGE OF FOOTPRINT OF PROPOSED ADDITION: _____
 - G. TOTAL SQUARE FOOTAGE OF BUILDING COVERAGE:
(A + B + C + D + E + F = G) _____
 - H. SQUARE FOOTAGE OF DRIVEWAY/PARKING LOTS: _____
 - I. SQUARE FOOTAGE OF WALKWAYS/SIDEWALKS: _____
 - J. SQUARE FOOTAGE OF PATIO OR UNENCLOSED PORCH: _____
 - K. TOTAL SQUARE FOOTAGE OF IMPERVIOUS COVERAGE:
(G + H + I + J = K) _____
- TOTAL SQUARE FOOTAGE OF LOT:** _____

NOTE: IMPERVIOUS SURFACE – Surfaces which do not absorb water, including all buildings and paved or hard surfaces. In addition, other areas determined by the Township Engineer to be impervious within the meaning of this definition shall also be classified as impervious. For purposed of this definition, that area of a swimming pool located inside the coping (concrete) shall not be classified as impervious.

COMMERCIAL PERMIT CHECKLIST

...As per the 2009 International Building Code and all pertinent 2009 International Codes including the 2003 ICC/ANSI 117.1 Accessibility Code and 2008 N.E.C.

ZONING

- 1)____ Tax parcel number
- 2)____ Three copies signed & sealed plot plan by Engineer.
- 3)____ Complete zoning determination form.

BUILDING

- 1)____ Description of Building Use, showing all structural design; firewalls, occupant loads and construction type.
- 2)____ Construction drawings showing paths of egress and all required accessibility.
- 3)____ Three copies of detailed plans signed & sealed by Architect.
- 4)____ Include all Accessibility information on plans

ELECTRIC

- 1)____ Three copies of detailed plans signed & sealed by Architect.

PLUMBING

- 1)____ Three copies of detailed plans signed & sealed by Architect.
- 2)____ Approval from the Lower Bucks Municipal Authority, if applicable (**SEE ATTACHED**)

H.V.A.C.

- 1)____ Three copies of detailed plans signed & sealed by Architect.

FIRE

- 1)____ Three copies of alarm system layout and/or sprinkler system layout.

- **Commercial reviews may take up to 30 business days and will commence only after all prior approvals have been satisfied.**
- **Prior Approvals: These include but are not limited to the following:**
 - **Conservation District Approval**
 - **Township Engineer's Approval**
 - **Availability of Utilities; water, sewer, electric**
 - **Zoning or any Zoning Variances**
- **Architect or Engineers must be registered in Pennsylvania.**

**APPLICATIONS WILL NOT BE ACCEPTED OR
PROCESSED WITHOUT THE ABOVE INFORMATION**

Thank you for your cooperation,
Bristol Township Building Department

PLUMBING PLAN REVIEW:

Any Commercial Plumbing must be approved by Lower Bucks Municipal Authority (L.B.M.A.) in the Levittown area or other parts of the Edgely Industrial Park which include Hartel Street, Harmer Street, Woodside Avenue & Curtis Avenue. Also the 6000–7000 blocks of Radcliffe Street. These “tie-ins” include: septic, floor drains, grease traps (internal grease traps not allowed), neutralizers.

This will be considered a **PRIOR APPROVAL** for release!

BRISTOL TOWNSHIP
REQUIRED INSPECTIONS

2501 Bath Road, Bristol, PA 19007 215-785-3680 FAX 215-788-8541
(24 hour notice required for all inspections)

Building Inspections:

- 1) **FOOTINGS** – compaction reports needed (if required) before pouring concrete; if using Superior Wall System, stone placement, thickness and exterior drain system will be checked. There will be no water or frozen ground in footings for inspection.
- 2) **FOUNDATIONS** – forms for poured walls and alignment of keyways and beam pockets will be checked; block walls will be checked on Backfill Inspection. *Superior Wall Systems will be checked for interlock and levelness.
- 3) **UNDERSLAB** – check for placement of any required pier footings, thickness of stone, expansion joints, vapor barriers and haunches (thickened slabs) where required; along with any slab insulation.
- 4) **BACKFILL** – check for water-proofing of exterior walls and six inches of stone cover and silt cover (if applicable) over exterior drainage system.
- 5) **ROUGH (FRAMING)** – this will commence only after rough electric, rough plumbing and HVAC inspections have PASSED. The inspection will consist of fireblocking of all electrical, plumbing & HVAC vertical penetrations and blocking of concealed spaces along with the approved framing members installed.
- 6) **INSULATION** – this inspection is required, checking for proper “R” values in walls and ceilings and packing of doors and windows.
- 7) **FINAL** – building finals will commence only after all other finals have PASSED; this includes plumbing, electric, HVAC and, where applicable, all Life Safety issues including Sprinklers and Alarm Systems, are operational.
- 8) **U & O** – this will be issued upon all finals.

IMPORTANT: The “*Approved Plans*” must be on site for any inspections to commence.