

## ***Building Permits, Use & Occupancy Permits and Inspections Policies***

### **Abington Township, PA**

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000

Business Hours are Monday through Friday 7:30 a.m. to 5:00 p.m.



An application for a Building Permit or Use and Occupancy Permit does not grant the job to start. No work may start until the permit is issued.

**Exceptions:** Verbal permission for roofing, siding and fencing.

Failure to comply will result in the removal of any work necessary to ensure compliance with the building code.

All permits must be posted so they are visible from the street.

All Building Permit Applications must be submitted with Electrical, Heating & Air Conditioning.

Permit Applications when applicable.

### **Accessory Building - Required Information for Permit Application**

Sheds and Detached Garages:

- Non-Engineered Plot Plans;
- Framing Plan - at building official's discretion;
- Elevation - fourteen foot (14') high maximum.

Permits are required for Roofing, Siding, Fencing, and Retaining Walls.

### **Deck and Addition - Required Information for Permit Application**

- Plot Plan - may be non-engineered;
- Elevation - from the footer to roof peak;
- Framing Plan of All Floors - include size, span, and spacing.

When an **Engineered Plot Plan** is required, the following information **must** be included:

- Existing Topography;
- Proposed Topography;
- Location of all Structures and Impervious Surfaces;
- Storm Water Calculations;
- Soil Erosion Techniques;
- First Floor Elevations. Rim Elevations from In-Ground Pools;
- Setback Lines;
- Flood Plain Noted;
- Proposed & Existing Coverages of Building & Impervious Percentages.

Note: If at the discretion of the building official, all or any part of the above information is not needed, you will be advised accordingly.

### **Impervious Surface - Required Information for Permit Application**

Driveways, patios and any additional concrete and macadam surfaces:

- Plot Plan;
- Materials List;

Curb Cut Permit if Applicable - will be obtained in the Engineering Department

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### **New Construction - Required Information for Permit Application**

Both Residential and Commercial

- Four (4) sets of fully engineered Plot Plans, with the seal of surveyor and/or engineer;
- Two (2) sets of complete Construction Plans, with seal of architect;
- State Labor and Industry Approval if commercial work is performed;
- All applications completely filled-out including, Electrical and HVAC.

**Note:** New resident construction, if using an on-site septic system, must have approved perk test results from Montgomery County Health Department prior to application.

### **Swimming Pool - Required Information for Permit Application**

In Ground

- Engineered Plot Plans;
- Section of Pool Construction;
- Township Worksheet;
- All Completed Applications

Above Ground

- Plot Plans
- Amount of water the pool holds (gallons).

### **Procedure for Inspection**

- Footing Inspection - contact Code Enforcement Department prior to pour;
- Backfill Inspection - contact Code Enforcement Department prior to backfill to check for damproofing (one coat of cement and one coat of tar damproofing);
- Framing inspection - contact Code Enforcement Department prior to drywall.
  1. Rough wire inspection by underwriter.
  2. Rough plumbing inspection.
  3. Rough piping inspection for sprinkler.
  4. Rough wire inspection for fire alarm system.
- Inspection