

LOWER OXFORD TOWNSHIP

220 Township Road • Oxford • PA • 19363
Phone: 610-932-8150 ext. 14 • Fax: 610-932-2367

*****PLAN REVIEW REQUIRED*****

BUILDING PERMIT & APPLICATION

COMMERCIAL – SINGLE EVENT PERMIT

Communication Tower Additions/Reductions
and/or Structural Modifications

TPI #	56-____-____	Date of Application:	____/____/____	Permit # Issued:	CK-____-____-SEV
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Owner:		Cell No.	
Property Address:		Phone No.	

Tenant:		Cell No.	
Address:		Phone No.	

Contractor:		Cell No.	
Address:		Phone No.	

S/D Name:		Lot No.:		Lot Size:		Acre(s)
Access Bldg Dimensions:	Width:	Length:	Height:	Total Sq. Ft.		
Type:	Use:		Commercial-Utility	Zoning District:		

Remarks: Please contact Commercial Building Inspector at least 24 hours prior to each inspection (Refer to plan review sheet). At least three (3) sets of signed/stamped engineered plans required for plan review. Building Inspector has 30 days for plan review from time of a complete submittal.

Scope of Work:

I hereby certify that the work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and we agree to conform to all applicable laws of this jurisdiction. We also understand that all information contained in this building permit application is agreed to be essential, and any erroneous information contained herein shall render the Permit invalid ab initio, without regard to whether construction has commenced.

Signature of Owner: _____ Date: _____

Signature of Contractor (if applicant) _____ Date: _____

Note: A Certificate of Liability is required from the contractor before work begins.

Remarks: Please contact Building Inspector at least 24 hours prior to each inspection (Refer to plan review sheet). The Building Inspector has 15 business days (excludes weekends & holidays) to complete review and 10 days to complete review if the plans are stamped by an engineer.

Signature of Approval of BCO: _____ Date: _____
Deborah J. Kinney, BCO (#002899)

Estimated Cost of Project: \$	Permit Fee \$
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Method of Payment:	<input type="checkbox"/> Check #	(Payable to "Lower Oxford Township")	<input type="checkbox"/> Money Order	<input type="checkbox"/> Cash
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- Permit becomes invalid if work is not commenced within 180 days of issuance or, work is suspended or abandoned for more than 180 days after work begins
- Permit holder may request an extension to begin construction...approval must be in writing
- No permit may be valid for more than 5 years from its issue date.

Building Inspector: Scott Moran – 610-637-1003


Payment to Secretary/Treasurer: ____/____/____

Blue Weather Card to Building Inspector: ____/____/____

C of O Issued: ____/____/____

PLOT PLAN

Outline the shape of the building lot show dimensions, and locate NORTH point. Please indicate setbacks from property lines and buildings existing on the property if applicable.

 **If you have questions, or unsure about the interpretation of this requirement, please contact the Codes Enforcement Officer at 610-932-8150 ext. 14.**

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THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY STREET, ALLEY OR SIDEWALK OR ANY PART THEREOF, EITHER TEMPORARILY OR PERMANENTLY ENCROACHMENTS ON PUBLIC PROPERTY, NOT SPECIFICALLY PERMITTED UNDER THE BUILDING CODE, MUST BE APPROVED BY THE JURISDICTION, STREET OR ALLEY GRADES AS WELL AS DEPTH AND LOCATION OF PUBLIC SEWERS MAY BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. THE ISSUANCE OF THIS PERMIT DOES NOT RELEASE THE APPLICANT FROM THE CONDITIONS OF ANY APPLICABLE SUBDIVISION RESTRICTIONS.

MINIMUM OF THREE CALLED INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK: <ol style="list-style-type: none"> 1) FOUNDATIONS OR FOOTINGS. 2) PRIOR TO COVERING STRUCTURAL MEMBERS (READY FOR LATH OR FINISH COVERING). 3) FINAL INSPECTION BEFORE OCCUPANCY. 	APPROVED PLANS MUST BE RETAINED ON JOB AND THIS CARD KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE. WHERE A CERTIFICATE OF OCCUPANCY IS REQUIRED, SUCH BUILDING SHALL NOT BE OCCUPIED UNTIL FINAL INSPECTION HAS BEEN MADE.
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POST THIS CARD SO IT IS VISIBLE FROM STREET

BUILDING INSPECTION APPROVALS	BUILDING INSPECTION APPROVALS	BUILDING INSPECTION APPROVALS
		DATE CERTIFICATE OF OCCUPANCY ISSUED: _____ ISSUED BY: _____

WORK SHALL NOT PROCEED UNTIL THE INSPECTOR HAS APPROVED THE VARIOUS STAGES OF CONSTRUCTION.

PERMIT WILL BECOME NULL AND VOID IF CONSTRUCTION WORK IS NOT STARTED WITHIN SIX MONTHS OF DATE THE PERMIT IS ISSUED:

INSPECTIONS INDICATED ON THIS CARD CAN BE ARRANGED FOR BY TELEPHONE OR WRITTEN NOTIFICATION.

Lower Oxford Township

Permit Application for Communication Tower Additions/Reductions and/or Structural Modifications

- Application**
- Three (3) Copies of Plans (Stamped or Certified Engineered) – Plan Review Required**
 - Scope of Work
- Liability Insurance Form** (From Contractor)
- Collection of Fees:**
 - Permit Fee \$200.00
 - Plan Review \$100.00
 - Inspections \$100.00@
 - Re-Inspections for failed inspections \$100.00@
 - Certificate of Occupancy (C of O) \$25.00
 - UCC Fee \$4.00
- SWM Exemption Fee (if under 1,000 sq. ft.)..... \$25.00
- Small Project SWM Permit Fee (under 1,000 sq. ft.) \$150.00
 - Initial Escrow \$500.00
- SWM Permit Fee (Residential 2,000 sq. ft./Agricultural 10,000 sq. ft.)..... \$300.00
 - Initial Escrow \$500.00
 - Professional reviews will be charged at actual cost and shall be added to as necessary to maintain an escrow at 25% of original amount; any excess shall be refunded to the applicant.
- As of January 1, 2014, the State requires any construction that results in impervious surface to be monitored. Residential construction that exceeds 1,000 sq. ft. in impervious surface will need a stormwater management plan that must be approved by an engineer. This should accompany any plans submitted by the owner or contractor.
- Stormwater Management – Act 167** - Pennsylvania’s Storm Water Management Act (Act 167) was enacted in 1978. This Act was in response to the impacts of accelerated stormwater runoff resulting from land development in the state. It requires counties to prepare and adopt watershed based stormwater management plans. It also requires municipalities to adopt and implement ordinances to regulate development consistent with these plans.

NOTE: Additional Fees for permits issued after the Zoning Officer’s issuance of a violation notice for commencement of work without a required permit will be \$50.00 or 50%, whichever is greater. In no event, however, shall the additional fee for any one permit exceed \$150.00. (Resolution 12-1998).

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