

# LOWER OXFORD TOWNSHIP

220 Township Road • Oxford • PA • 19363  
Phone: 610-932-8150 ext. 14 • Fax: 610-932-2367  
\*\*\*SWM Required – Plan Review Required\*\*\*

## BUILDING PERMIT & APPLICATION

### IN-GROUND POOL

TPI #	56-____-____	Date of Application: ____/____/____	Permit #: LOT-____-____-R
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Property Owner:		Cell No.	
Property Address:		Phone No.	
Owner's Address: (if different than property)		Other:	

Contractor Name & Contact:		Cell No.	
Address:		Phone No.	

S/D Name:	Lot No.:	Lot Size:	Acre(s)	Non-Conforming Lot? <input type="checkbox"/> Yes <input type="checkbox"/> No
Type: Construct In-Ground Pool	Use: Residential	Zoning District: R-1, R-2, R-3, R-4 C-1, C-2, C-3, I-1		Zoning Variance Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
DIMENSIONS	Width:	Length:	Total Sq. Ft.	SWM Waiver Required? ( $\leq 1,000$ sq. ft.) <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Utilize Existing Impervious? <input type="checkbox"/> Yes <input type="checkbox"/> No _____ sq. ft.
				SWM Plan Required? ( $\geq 1,000$ + sq. ft.) <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A ( $\geq 2,000$ + sq. ft.) <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

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: \_\_\_\_\_


Signature of Approval of BCO: \_\_\_\_\_ Date: \_\_\_\_\_

Estimated Cost of Project: \$	Permit Fee \$
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Method of Payment:  Check # (Payable to Lower Oxford Township)  Money Order  Cash (No Credit Cards Accepted)

**Remarks:** Please contact **Building Inspector** at least 24 hours prior to each inspection. Inspections required:  
1) Location and 2) Final Inspection (includes Gates and Barriers) and 3) Electrical Inspection.  
Submit two copies of specs for 1) Township Copy and 2) Building Inspector Copy.

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

 **SETBACKS** – location must be in the rear or side yard of the dwelling and located ten (10) feet from any lot line and enclosed with at least a four (4) foot high continuous barrier. If your property is located at an intersection, you have two front yards. Check with Zoning Officer for accurate setbacks.

**DO NOT PLACE POOL IN THE FOLLOWING AREAS: (Check with Zoning Officer if unsure)**

Under utility wires - In Replacement Area Septic System - In Designated Flood Plains

1. 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
2. Permit holder may request an extension to begin construction...approval must be in writing
3. 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: _____/_____/_____

Certificate of Occupancy Issued: _____/_____/_____
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# PLOT PLAN

Outline the shape of the building lot and show dimensions. Locate NORTH point. Outline building or accessory use to be constructed, and designate any other building(s) on the same plot and show dimensions of those buildings. Show set-back of front yard, rear yard, and side yards. Locate water and sanitary services, and replacement area septic (if applicable). Check with Zoning Officer for appropriate setbacks.

<p><b>Square Footage of Impervious Surface:</b></p> <p>House: _____ x _____ = _____</p> <p>Garage: _____ x _____ = _____</p> <p>Driveway: _____ x _____ = _____</p> <p>Outbuilding(s): _____ x _____ = _____</p> <p>_____ x _____ = _____</p> <p>_____ x _____ = _____</p> <p>Pool: _____ x _____ = _____</p> <p>Other: _____ x _____ = _____</p> <p>_____ x _____ = _____</p> <p>_____ x _____ = _____</p> <p style="text-align: right;"><b>Approx. Sq. Ft. Totals: = _____</b></p>	<p><b>Under 1,000 sq. ft.</b></p> <p>- Waiver - \$25 (Ag N-T-E 10,000 sq. ft.)</p> <p><b>1,000 to 1,000 sq. ft.</b></p> <p>- Small Project Stormwater Management Permit</p> <p>Admin Fee - \$150</p> <p>Initial Escrow - \$500</p> <p>(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.)</p> <p><b>2,000+ sq. ft. Residential Ag 10,000+ sq. ft. – Stormwater Management Permit</b></p> <p>Permit Fee - \$300</p> <p>Initial Escrow - \$500</p> <p>(Professional reviews will be charged at actual cost and shall be added to as necessary to</p>
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**Township Use Only:** The following calculations are approximations only. Totals include driveway, accessory buildings, swimming pools, etc.:

Calculations for Total Impervious Surface Lot Coverage												
		1 Acre = 43,560 sq. ft.		½ Acre = 21,780 sq. ft.		¼ Acre = 10,890						
Total Existing Lot (Sq. Ft.)	% of Lot Coverage Allowed	=	N-T-E Sq. Ft.	Current Lot Coverage (Approx. Sq. Ft.)	+	Proposed Impervious Surface Sq. Ft. (Indicated on Permit)	=	New Impervious Surface Lot Coverage	-	N-T-E Sq. Ft.	=	Remaining Impervious Surface (Sq. Ft.)
	X	=			+		=		-		=	

Stormwater Management Tracker (Act 167)						
Current Impervious Surface (Start at '0' if no construction since January 1, 2014)	+	Proposed Impervious Surface (Sq. Ft.) (Indicated on Permit)	-	Demo(s) Sq. Ft. since last permit	=	Total Impervious Surface
	+		-		=	

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.

<p><b>MINIMUM OF THREE CALLED INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK:</b></p> <ol style="list-style-type: none"> <li>1. FOUNDATIONS OR FOOTINGS.</li> <li>2. PRIOR TO COVERING STRUCTURAL MEMBERS (READY FOR LATH OR FINISH COVERING).</li> <li>3. FINAL INSPECTION BEFORE OCCUPANCY.</li> </ol>	<p><b>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.</b></p>
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## POST THIS CARD SO IT IS VISIBLE FROM STREET

BUILDING INSPECTION APPROVALS	ELECTRICAL INSPECTIONS	HEATING/PLUMBING INSPECTIONS
<b>OTHER:</b>		<p>DATE CERTIFICATE OF OCCUPANCY ISSUED:</p> <p>_____</p> <p>ISSUED BY:</p> <p>_____</p>

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.

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[www.loweroxfordtownship.com](http://www.loweroxfordtownship.com)

## Applying for a Permit for Residential Swimming Pool

### Swimming Pools Minimum 24" in Height or Depth

THE SAFETY OF CHILDREN AND THE GENERAL PUBLIC ARE THE PRIME CONCERN WITH POOLS

#### The following is applicable for private residential pools only.

Building Permit application must be filled out completely.

1. A Plot Plan showing all setbacks for the pool must be submitted. All pools - must be 10' from all property lines, must be kept out of all easements, cannot be placed in replacement septic areas, and cannot be placed in the front yard.
2. All pools MUST be ten (10) horizontal feet from overhead house electric service line, and ten (10) feet from any underground utilities (storm or sanitary sewer easements). Exact dimensions and setbacks of improvements (filters, heaters, coping, decking) must be shown on plot plan.
3. A grading plan is required to ensure proper storm water control (a stormwater seepage bed may be required) to ensure neighboring properties are not affected.
4. A PA One Call serial number is required for in-ground pools only.
5. The homeowner or pool company must have the property marked where the pool will be placed (stakes, chalk lines, spray paint etc.).
6. All swimming pools or spas will require a minimum 4-foot high barrier (per Section AG105. Swimming Pool Barrier requirements — attached) around the entire swimming pool area with a self-locking, self-closing gate (latches shall be placed on inside of gate at least three (3) inches from top), which swings out away from pool. If the wall of an above ground swimming pool is used as the barrier, then the ladder area shall be fenced to meet these requirements (removable ladder is NOT acceptable). Hot-tubs require self-closing, self-latching tops per ASTM F1346 standards. Where a wall of a house, garage or other structure is used as part of the barrier, doors/screen doors leading to the pool area shall be alarmed or shall be self-closing and self-latching with the latch located 54" minimum above floor level. Alarms shall sound no more than 7 seconds after the door is opened and last at least 30 seconds at a level of 85 decibels. Alarms shall reset automatically and be capable of being deactivated for no more than 15 seconds to permit a single passage. Deactivation touchpad(s) and switches shall be not less than 54" above the floor. All gaps within 18" of the latch shall be less than 1/2". If the fence has horizontal rails wire mesh with opening of 4" vertical and 1 3/4" horizontal outside of the fence. For in-ground pools a temporary fence shall be placed at the time the pool is excavated and shall be maintained in place until a permanent fence is installed.
7. If a gas or propane heater is installed, the PA Energy Code requires a solar blanket to cover pool/spa or hot tub.

The Permit Application must be posted in a conspicuous place at the site of construction.

◆◆◆PROVIDE SKETCH PLAN SHOWING POOL AND DISTANCE TO PROPERTY LINES◆◆◆  
◆◆◆A GRADING PLAN IS REQUIRED FOR ALL IN-GROUND POOLS◆◆◆

# Lower Oxford Township

## Permit Application for Swimming Pools Checklist

### In-Ground Pool

**Application**

**2 (Two) Copies of Plans** – Plan review required.

**Plot Plan of Property**

Check Setbacks – location must be in the rear or side yard of the dwelling, and located ten (10) feet from any lot line and enclosed with at least a four (4) foot high continuous barrier. **Do not** place pool under utility wires. If your property is located at an intersection, you have two front yards. Check with Zoning Officer for accurate setbacks.

**Certificate of Liability from Contractor** (required if a contractor is performing work).

**Collection of Fees:**

- Permit Fee (In-ground) ..... \$200.00  
(minimum inside water depth of twenty-four (24) inches)
- Plan Review Fee ..... \$75.00
- Inspections (\$55 @ Inspection)..... \$55.00@
- Electrical Inspection (Bonding Only) ..... \$55.00  
(Inspection Includes Pool Bonding & Pool Pump & Related Wiring)
- Certificate of Occupancy (C of O) ..... \$25.00
- UCC Fee ..... \$4.50

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- 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.

**Ordinance 23 – Part 3 – Location of Bathing Facilities**

**§301. General.** General bathing facilities, except farm ponds, shall conform with the requirements of accessory uses as outlined in the Lower Oxford Township Zoning (Ordinance), as amended in Ch. 27. (Ord. 1-97, 2/12/1997, §301)

**§302. Exterior Bathing Facilities.** All exterior bathing facilities, including associated diving boards and platforms, and other structures, shall be located:

1. At least ten (10) feet, measured horizontally, from any above-grade utility line or the edge of septic system component.
2. Cannot be located above an underground utility or underneath an above-ground utility.

(Ord. 1-97, 2/12/1997, §302)

**§303. Plot Plan.** The plot plan submitted shall locate the pool and associated structure in relation to overhead and underground utilities.

(Ord. 1-97, 2/12/1997, §303)

1. Permit becomes invalid if work is not commenced within 180 days of issuance
2. ...or, work is suspended or abandoned for more than 180 days after work begins
3. Permit holder may request an extension to begin construction...approval must be in writing
4. No permit may be valid for more than 5 years from its issue date

Note: The Township Codes Enforcement Officer will issue the Certificate of Occupancy after the approved final inspection. Do not use pool until Certificate of Occupancy is issued.