

# LOWER OXFORD TOWNSHIP

220 Township Road • Oxford • PA • 19363  
 Phone: 610-932-8150 (ext 3) • Fax: 610-932-2367  
 E-Mail: lotzoning@zoominternet.net

**\*\*\*SWM Required – No Plan Review Required\*\*\***

## BUILDING PERMIT & APPLICATION

### ABOVE-GROUND POOL

<b>TPI #</b> <b>56-</b> _____ - _____	<b>Date of Application:</b> ____ / ____ / ____	<b>Permit #:</b> <b>LOT20-</b> _____ <b>R</b>
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<b>Property Owner:</b>	Cell No.	
Property Address:	Phone No.	
<b>Owner's Address:</b> (if different than property)	Other:	

<b>Contractor Name &amp; Contact:</b>	Cell No.	
Address:	Phone No.	

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

**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 5 days to complete review if the plans are stamped by an engineer.

Signature of Approval of BCO: \_\_\_\_\_ Date: \_\_\_\_\_  
 Theresa B. Dugan (#006402)

**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.

**If you have questions, or unsure about this interpretation, please contact the Codes Enforcement Officer at 610-932-8150 (Ex 3)**

**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

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: _____ / _____ / _____

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

Outline the shape of the building lot and show dimensions. Locate NORTH point. Outline accessory building 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.

Square Footage of Impervious Surface:		
House:	_____ x _____ = _____	
Garage:	_____ x _____ = _____	
Driveway:	_____ x _____ = _____	
Outbuilding(s):	_____ x _____ = _____	
_____	_____ x _____ = _____	
_____	_____ x _____ = _____	
Pool:	_____ x _____ = _____	
Other:	_____ x _____ = _____	
_____	_____ x _____ = _____	
_____	_____ x _____ = _____	
<b>Approx. Sq. Ft. Totals:</b>		<b>= _____</b>

## STORMWATER MANAGEMENT REQUIREMENTS

**Impervious Coverage per Lower Oxford Township's Ordinance Chapter 20**  
**\*\*\*All Impervious Coverage is Cumulative\*\*\***

**Residential & Commercial**  
 <1,000 sq. ft.= Waiver \$25  
 ≥1,000 sq. ft. to <2,000 sq. ft. = Small Project/Simplified SWM  
 Admin/Permit Fee = \$150  
 Initial Escrow Fee = \$500 (Professional Review & Inspections Required)  
 ≥2,000 sq. ft. Engineered SWM  
 Admin/Permit Fee = \$300  
 Initial Escrow = \$500 (Professional Review & Inspections Required)  
**\*Note: Building &/or Zoning Permit & Fees will be required per project type.**

**Agricultural "Ag Use Building" (If Residence – Use Residential)**  
 <1,000 sq. ft.= Waiver \$25  
 ≥1,000 sq. ft. to <10,000 sq. ft. = Small Project/Simplified SWM  
**\*Note: Building &/or Zoning Permit & Fees will be required per project type.**

**Township Use Only:** The following calculations are approximations only. Totals include driveway, accessory buildings, swimming pools, etc.:

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>		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  
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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.
3. 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.
4. 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.
5. A PA One Call serial number is required for in-ground pools only.
6. The homeowner or pool company must have the property marked where the pool will be placed (stakes, chalk lines, spray paint etc.).
7. 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.
8. 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

### Above-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:**

<input type="checkbox"/> Permit Fee (Above-ground) .....	\$100.00
(minimum inside water depth of twenty-four (24) inches)	
<input type="checkbox"/> Inspections (Inspections (2): Gates/Barriers & Final) (\$55 @ Inspection) .....	\$110.00
<input type="checkbox"/> Electrical Inspection (Bonding Only) .....	\$55.00
(Inspection Includes Pool Bonding & Pool Pump & Related Wiring)	
<input type="checkbox"/> Certificate of Occupancy (C of O) .....	\$25.00
<input type="checkbox"/> UCC Fee.....	\$4.50
<hr/>	
<input type="checkbox"/> SWM Exemption Fee (if under 1,000 sq. ft.) .....	\$25.00
<input type="checkbox"/> Small Project SWM Permit Fee (under 1,000 sq. ft.) .....	\$150.00
*Initial Escrow .....	\$500.00
<input type="checkbox"/> 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)

- 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

**NOTE: THE CODES ENFORCEMENT OFFICER WILL ISSUE THE CERTIFICATE OF OCCUPANCY AFTER THE APPROVED FINAL INSPECTION. DO NOT USE POOL UNTIL CERTIFICATE OF OCCUPANCY OR USE IS ISSUED.**