

**NEW UCC FEE AS OF  
10/30/17  
\$4.50**

**Multi Purpose  
Decks/Sheds/Garages**

**APPLICATION FOR  
PLAN EXAMINATION AND  
BUILDING PERMIT**

**IMPORTANT** -- Applicant to complete all items in sections: I, II, III, IV, and IX.

**I. LOCATION OF BUILDING**

AT (LOCATION) \_\_\_\_\_ (NO.) \_\_\_\_\_ (STREET) \_\_\_\_\_ ZONING DISTRICT \_\_\_\_\_

BETWEEN \_\_\_\_\_ (CROSS STREET) \_\_\_\_\_ AND \_\_\_\_\_ (CROSS STREET) \_\_\_\_\_

SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT SIZE \_\_\_\_\_

**II. TYPE AND COST OF BUILDING** -- All applicants complete Parts A - D

<p><b>A. TYPE OF IMPROVEMENT</b></p> <p>1 <input type="checkbox"/> New building</p> <p>2 <input type="checkbox"/> Addition (If residential, enter number of new housing units added, if any, in Part D, 13)</p> <p>3 <input type="checkbox"/> Alteration (See 2 above)</p> <p>4 <input type="checkbox"/> Repair, replacement</p> <p>5 <input type="checkbox"/> Wrecking (If multifamily residential, enter number of units in building in Part D, 13)</p> <p>6 <input type="checkbox"/> Moving (relocation)</p> <p>7 <input type="checkbox"/> Foundation only</p>	<p><b>D. PROPOSED USE</b> -- For "Wrecking" most recent use</p> <table border="0"> <tr> <td> <p><b>Residential</b></p> <p>12 <input type="checkbox"/> One family</p> <p>13 <input type="checkbox"/> Two or more family -- Enter number of units -----&gt; _____</p> <p>14 <input type="checkbox"/> Transient hotel, motel, or dormitory -- Enter number of units -----&gt; _____</p> <p>15 <input type="checkbox"/> Garage</p> <p>16 <input type="checkbox"/> Carport</p> <p>17 <input type="checkbox"/> Other -- Specify _____</p> </td> <td> <p><b>Nonresidential</b></p> <p>18 <input type="checkbox"/> Amusement, recreational</p> <p>19 <input type="checkbox"/> Church, other religious</p> <p>20 <input type="checkbox"/> Industrial</p> <p>21 <input type="checkbox"/> Parking garage</p> <p>22 <input type="checkbox"/> Service station, repair garage</p> <p>23 <input type="checkbox"/> Hospital, institutional</p> <p>24 <input type="checkbox"/> Office, bank, professional</p> <p>25 <input type="checkbox"/> Public utility</p> <p>26 <input type="checkbox"/> School, library, other educational</p> <p>27 <input type="checkbox"/> Stores, mercantile</p> <p>28 <input type="checkbox"/> Tanks, towers</p> <p>29 <input type="checkbox"/> Other -- Specify _____</p> </td> </tr> </table> <p>Email: _____</p>	<p><b>Residential</b></p> <p>12 <input type="checkbox"/> One family</p> <p>13 <input type="checkbox"/> Two or more family -- Enter number of units -----&gt; _____</p> <p>14 <input type="checkbox"/> Transient hotel, motel, or dormitory -- Enter number of units -----&gt; _____</p> <p>15 <input type="checkbox"/> Garage</p> <p>16 <input type="checkbox"/> Carport</p> <p>17 <input type="checkbox"/> Other -- Specify _____</p>	<p><b>Nonresidential</b></p> <p>18 <input type="checkbox"/> Amusement, recreational</p> <p>19 <input type="checkbox"/> Church, other religious</p> <p>20 <input type="checkbox"/> Industrial</p> <p>21 <input type="checkbox"/> Parking garage</p> <p>22 <input type="checkbox"/> Service station, repair garage</p> <p>23 <input type="checkbox"/> Hospital, institutional</p> <p>24 <input type="checkbox"/> Office, bank, professional</p> <p>25 <input type="checkbox"/> Public utility</p> <p>26 <input type="checkbox"/> School, library, other educational</p> <p>27 <input type="checkbox"/> Stores, mercantile</p> <p>28 <input type="checkbox"/> Tanks, towers</p> <p>29 <input type="checkbox"/> Other -- Specify _____</p>
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<p><b>B. OWNERSHIP</b></p> <p>8 <input type="checkbox"/> Private (individual, corporation, nonprofit institution, etc.)</p> <p>9 <input type="checkbox"/> Public (Federal, State, or local government)</p>			

<p><b>C. COST</b></p> <p>10. Cost of improvement..... \$ _____</p> <p><i>To be installed but not included in the above cost</i></p> <p>a. Electrical..... \$ _____</p> <p>b. Plumbing..... \$ _____</p> <p>c. Heating, air conditioning..... \$ _____</p> <p>d. Other (elevator, etc.)..... \$ _____</p> <p>11. TOTAL COST OF IMPROVEMENT \$ _____</p>	<p>(Omit cents)</p> <p><b>DESCRIPTION OF WORK</b></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
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**III. SELECTED CHARACTERISTICS OF BUILDING** -- For new buildings and additions, complete Parts E - L; for wrecking, complete only Part J, for all others skip to IV.

<p><b>E. PRINCIPAL TYPE OF FRAME</b></p> <p>30 <input type="checkbox"/> Masonry (wall bearing)</p> <p>31 <input type="checkbox"/> Wood frame</p> <p>32 <input type="checkbox"/> Structural steel</p> <p>33 <input type="checkbox"/> Reinforced concrete</p> <p>34 <input type="checkbox"/> Other -- Specify _____</p>	<p><b>G. TYPE OF SEWAGE DISPOSAL</b></p> <p>40 <input type="checkbox"/> Public or private company</p> <p>41 <input type="checkbox"/> Private (septic tank, etc.)</p>	<p><b>J. DIMENSIONS</b></p> <p>48. Number of stories.....</p> <p>49. Total square feet of floor area, all floors, based on exterior dimensions.....</p> <p>50. Total land area, sq. ft.....</p>	<p><b>K. NUMBER OF OFF-STREET PARKING SPACES</b></p> <p>51. Enclosed.....</p> <p>52. Outdoors.....</p> <p><b>L. RESIDENTIAL BUILDINGS ONLY</b></p> <p>53. Number of bedrooms.....</p> <p>54. Number of bathrooms } Full.....</p> <p>  } Partial.....</p>
<p><b>F. PRINCIPAL TYPE OF HEATING FUEL</b></p> <p>35 <input type="checkbox"/> Gas</p> <p>36 <input type="checkbox"/> Oil</p> <p>37 <input type="checkbox"/> Electricity</p> <p>38 <input type="checkbox"/> Coal</p> <p>39 <input type="checkbox"/> Other -- Specify _____</p>	<p><b>H. TYPE OF WATER SUPPLY</b></p> <p>42 <input type="checkbox"/> Public or private company</p> <p>43 <input type="checkbox"/> Private (well, cistern)</p> <p><b>I. TYPE OF MECHANICAL</b></p> <p>Will there be central air conditioning?</p> <p>44 <input type="checkbox"/> Yes      45 <input type="checkbox"/> No</p> <p>Will there be an elevator?</p> <p>46 <input type="checkbox"/> Yes      47 <input type="checkbox"/> No</p>		

NO. STREET

**IV. IDENTIFICATION - To be completed by all applicants**

	Name	Mailing address - Number, street, city, and State	ZIP code	Tel. No.
1. Owner or Lessee				
2. Contractor			Builder's License No.	
3. Architect or Engineer				

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

Signature of applicant	Address	Application date
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**DO NOT WRITE BELOW THIS LINE**

**V. PLAN REVIEW RECORD - For office use**

Plans Review Required	Check	Plan Review Fee	Date Plans Started	By	Date Plans Approved	By	Notes
BUILDING		-\$					
PLUMBING		-\$					
MECHANICAL		-\$					
ELECTRICAL		-\$					
OTHER _____		-\$					

**VI. ADDITIONAL PERMITS REQUIRED OR OTHER JURISDICTION APPROVALS**

Permit or Approval	Check	Date Obtained	Number	By	Permit or Approval	Check	Date Obtained	Number	By
BOILER					PLUMBING				
CURB OR SIDEWALK CUT					ROOFING				
ELEVATOR					SEWER				
ELECTRICAL					SIGN OR BILLBOARD				
FURNACE					STREET GRADES				
GRADING					USE OF PUBLIC AREAS				
OIL BURNER					WRECKING				
OTHER _____					OTHER _____				

**VII. VALIDATION**

Building Permit number _____ Building Permit issued _____ Building Permit Fee \$ _____  Certificate of Occupancy \$ _____  Drain Tile \$ _____  Plan Review Fee \$ _____	<p style="text-align: center; margin: 0;"><b>FOR DEPARTMENT USE ONLY</b></p> Use Group _____ Fire Grading _____ Live Loading _____ Occupancy Load _____
Approved by:  _____  _____ TITLE	



## Chapter 395. Zoning

### Article IV. General Regulations

#### § 395-22. Purposes.

The purpose of this article is to set forth certain regulations and standards that are either common to all zoning districts or applicable to more than one district.

#### § 395-24. Projections into required yards.

No principal building or part thereof shall be erected in the front yard. No principal building or part thereof, shall project into any rear or side yard in any district, except for unenclosed porches, decks, one-story bay windows, chimneys, balconies, fire escapes, cornices, or steps and none of these, except unenclosed decks, shall encroach more than three feet into any required yard. In no case shall unenclosed decks extend into side or rear yards for a distance that exceeds 50% of the distance required in the side or rear yard.

#### § 395-25. Accessory uses and structures.

- A. Accessory structures shall, except where specifically stated otherwise in this chapter, be located only in the side or rear yards.
- B. In the case of corner lots, accessory structures shall not be placed closer to the side street than the principal building. However, fences and satellite antennas are exempted from this regulation.
- C. Accessory structures shall not exceed the following heights:

District	Maximum Height (feet)
Residential districts	15
C-1, C-2, and C-3	20
C-4, C-4A, I-B, H-I	50
Other districts	20

- D. The minimum setback for accessory structures shall be three feet at both the side and rear lot lines, unless specifically stated otherwise in this chapter.

- E. Accessory structures shall be placed not less than seven feet from the principal building.
- F. Accessory structures shall not be used for human habitation.
- G. A private garage may be erected within a rear yard or side yard, provided that the three-foot setbacks as noted in Subsection D above are maintained.
- H. Only one utility/storage shed shall be permitted on a lot.
- I. Sheds shall have a floor area not exceeding 200 square feet.  
[Amended 2-20-2007 by Ord. No. 805]

## Chapter 395. Zoning

### Article IX. Miscellaneous Provisions

#### § 395-65. Nonconforming buildings and uses.

- A. On and after the effective date of this chapter, a building or use which is not in conformity with the requirements of the district within which it is located may be continued in its present location, provided no subsequent alteration or addition is made which would extend the building or use for more than 25% of the cubical contents of the building or buildings or 25% of the land existing and so used at the aforementioned time, whichever is the lesser, provided that if the nonconforming use by a Township, school district, municipal authority or other unit of government, said percentage limitations shall not limit such expansion. All additions shall conform to the area and height regulations of the district within which they are located.
- B. A nonconforming building destroyed by fire, explosion, flood, windstorm or other phenomenon of nature to the extent of 75% or less of its size or value may be reconstructed to the size and shape which existed at the time it was destroyed, provided that its restoration be completed within three years from the date it was destroyed.
- C. Whenever a nonconforming use has been changed to a use permitted in a more restrictive district or to a conforming use, it shall thereafter not revert to the previous nonconforming use or to one permitted in a less restricted district. Whenever yards, courts, setbacks or heights of buildings exceeding the regulations for such yards, courts, setbacks or heights in the district where the buildings are located are by structural alteration brought more nearly in conformance with such regulations, other than by phenomena of nature, the yards, courts, setbacks or heights shall thereafter not be made less conforming.
- D. Discontinuance of a nonconforming use for a period of one year or more shall be abandonment, and any subsequent use of the land or building shall conform to the regulations of the district wherein it is located.
- E. Structural exceptions. No wall, fence, steps, platform or other construction, the top of which is less than 36 inches above the curb level, shall be considered as occupying open area.
- F. Exceptions for private accessory garages, toolsheds and/or household storage structures. A private accessory garage, toolshed and/or household storage structure, subject to the provisions written below, may be erected anywhere in the rear yard of any lot, provided that:

(1)



The total area occupied by all buildings on the lot does not exceed that permitted in the district.

- (2) Any garage building, toolshed and/or household storage structure facing an alley, driveway, passageway or side street shall have an entrance at least three feet from the property line. In any event, the door or doors shall not swing outside the property line.
  - (3) When constructed of materials rated as fireproof by the Building Code of Tinicum Township,<sup>[1]</sup> said garage, toolshed and/or household storage structure may be erected along the party line.  
[1] *Editor's Note: See Ch. 103, Construction Codes, Uniform.*
  - (4) When constructed of materials rated as nonfireproof by said Building Code, said garage, toolshed and/or household storage structure must be at least three feet from any party line.
  - (5) A private accessory garage, toolshed and/or household storage structure may be erected on any portion of those lots facing on Bartram Avenue between Delaware Street on the north and Industrial Highway on the south; provided, however, that there must be full compliance with Subsection F(1), (2), (3) and (4) above.
- G. Any building in a residential or commercial district which shall be nonconforming for any reason may be used as a detached duplex residence when authorized as a special exception.

# Zoning

## NEW HOME/ADDITION/DECK/SHED/GARAGE/POOL

**NOTE: PLOT PLAN SHALL SHOW LOCATION OF ALL BUILDING:  
SWIMMING POOLS, SHEDS, GARAGES ETC.**

1) Area of lot: \_\_\_\_\_ Sq. Ft.

2) Main Building **House** Number of feet wide: Front \_\_\_\_\_ Rear \_\_\_\_\_  
Number of feet long: \_\_\_\_\_ Number of Stories: \_\_\_\_\_  
Total Sq. Ft: \_\_\_\_\_

Location: Front yard Setback \_\_\_\_\_ Ft.  
Rear yard Setback \_\_\_\_\_ Ft.  
Right yard Setback \_\_\_\_\_ Ft  
Left yard Setback \_\_\_\_\_ Ft

3) Accessory building: **Garage** - Number of feet wide front \_\_\_\_\_ rear \_\_\_\_\_  
Number of Feet long: \_\_\_\_\_ Total Sq. Ft: \_\_\_\_\_

Location: Front yard Setback \_\_\_\_\_ Ft.  
Rear yard Setback \_\_\_\_\_ Ft.  
Right yard Setback \_\_\_\_\_ Ft.  
Left yard Setback \_\_\_\_\_ Ft.

4) Accessory building: **Shed** - Number of feet wide front \_\_\_\_\_ rear \_\_\_\_\_  
Number of Feet long: \_\_\_\_\_ Total Sq. Ft: \_\_\_\_\_

Location: Front yard Setback: \_\_\_\_\_ Ft  
Rear yard Setback \_\_\_\_\_ Ft.  
Right yard Setback \_\_\_\_\_ Ft  
Left yard Setback \_\_\_\_\_ Ft

5) Accessory building: **Pool** - Number of feet wide front \_\_\_\_\_ rear \_\_\_\_\_  
Number of Feet long: \_\_\_\_\_ Total Sq. Ft: \_\_\_\_\_

Location: Front yard Setback: \_\_\_\_\_ Ft  
Rear yard Setback \_\_\_\_\_ Ft.  
Right yard Setback \_\_\_\_\_ Ft  
Left yard Setback \_\_\_\_\_ Ft

6) Accessory building: **Porch** - Number of feet wide front \_\_\_\_\_ rear \_\_\_\_\_  
Number of Feet long: \_\_\_\_\_ Total Sq. Ft: \_\_\_\_\_

Location: Front yard Setback: \_\_\_\_\_ Ft  
Rear yard Setback \_\_\_\_\_ Ft.  
Right yard Setback \_\_\_\_\_ Ft  
Left yard Setback \_\_\_\_\_ Ft

7) Accessory building: **Deck** Number of feet wide front \_\_\_\_\_ rear \_\_\_\_\_  
Number of Feet long: \_\_\_\_\_ Total Sq. Ft: \_\_\_\_\_

Location: Front yard Setback \_\_\_\_\_ Ft.  
Rear yard Setback \_\_\_\_\_ Ft.  
Right yard Setback \_\_\_\_\_ Ft.  
Left yard Setback \_\_\_\_\_ Ft

8) Number of Parking space (**Driveway**) provided: \_\_\_\_\_ (include on Plot Plan)  
Size of driveway \_\_\_\_\_

Location: Front yard Setback \_\_\_\_\_ Ft.  
Rear yard Setback \_\_\_\_\_ Ft.  
Right yard Setback \_\_\_\_\_ Ft.  
Left yard Setback \_\_\_\_\_ Ft

9) Total area coverage: \_\_\_\_\_ sq. ft.

10) Total remaining open space \_\_\_\_\_ sq ft.

**Note: Corner Lot have two fronts**

**COMMERCIAL & INDUSTRIAL USE**

- 1) Number of businesses located on premises: \_\_\_\_\_
- 2) Number of Employees: \_\_\_\_\_
- 3) Number of Parking Spaces Provided: \_\_\_\_\_ (include on plot plan)
- 4) Number of vehicles owned by business: \_\_\_\_\_
- 5) Hours of operation : Starting Time \_\_\_\_\_ Quitting Time \_\_\_\_\_

***Application is hereby made for the issuance of a Building Permit Pursuant to the plans and specifications herewith submitted:***

(1) Depth of foundation walls: \_\_\_\_\_

(2) What will footing be? \_\_\_\_\_

If stone, give size & thickness: size: \_\_\_\_\_ Thickness: \_\_\_\_\_  
If concrete, give: Width: \_\_\_\_\_ Thickness: \_\_\_\_\_ Composition: \_\_\_\_\_

(3) If stone or concrete piers are used, give size: \_\_\_\_\_

Size of footing under it: \_\_\_\_\_

(4) If brick piers are used, give size: \_\_\_\_\_

Size of footing under it: \_\_\_\_\_

(5) Size of footing under columns: \_\_\_\_\_

(6) Foundation walls: Thickness \_\_\_\_\_ Material \_\_\_\_\_

(7) Composition of mortar in foundation walls: \_\_\_\_\_  
In upper walls: \_\_\_\_\_

(8) Kind of sand used in mortar: \_\_\_\_\_

(9) Quality of Bricks Used: \_\_\_\_\_

10) State the thickness & Material of Walls:

Front: \_\_\_\_\_ Side: \_\_\_\_\_ Rear: \_\_\_\_\_ Material: \_\_\_\_\_

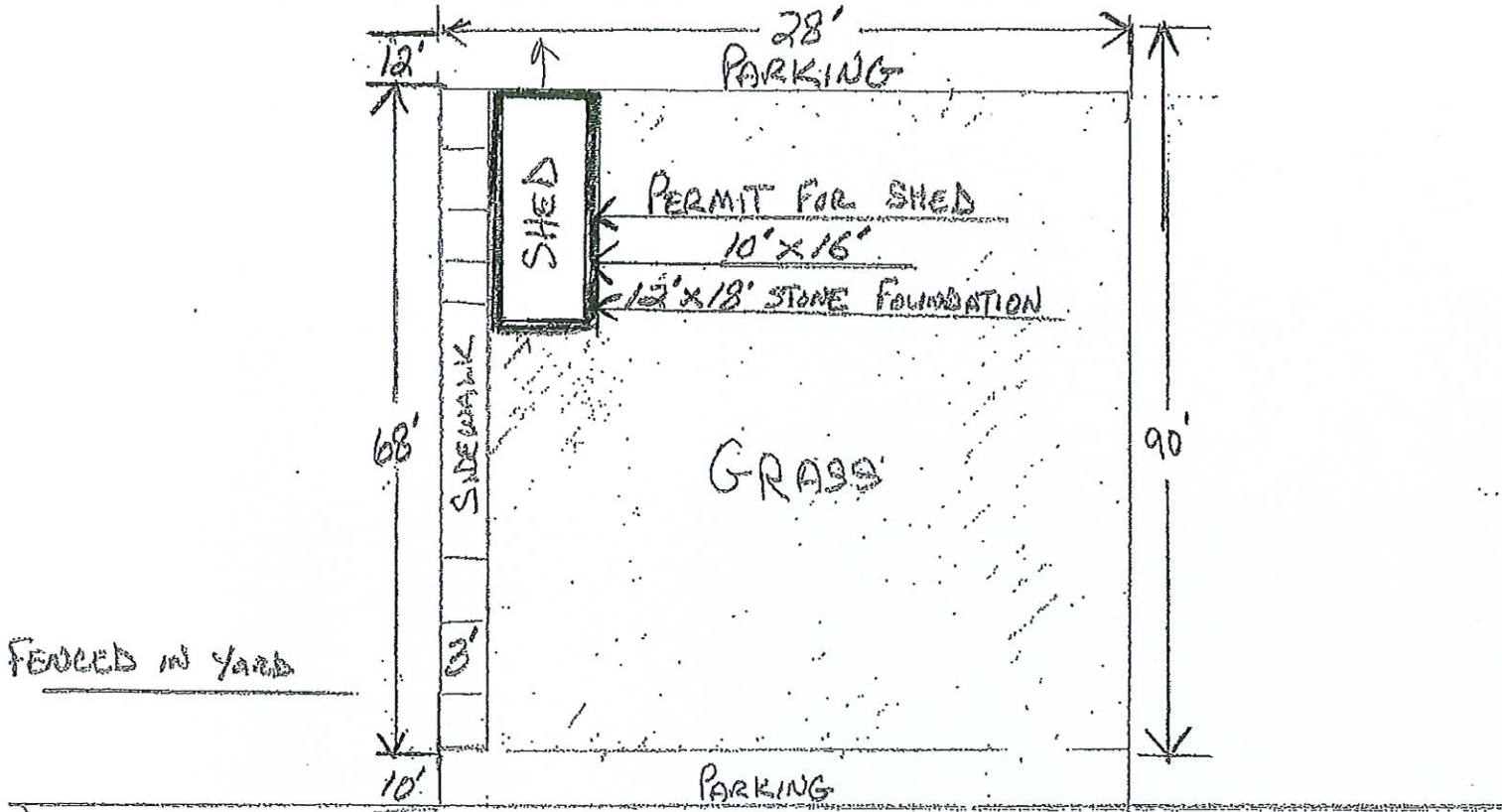
Basement: \_\_\_\_\_ 1<sup>st</sup> Story \_\_\_\_\_ 2<sup>nd</sup> Story \_\_\_\_\_ 3<sup>rd</sup> Story \_\_\_\_\_

Additional: \_\_\_\_\_

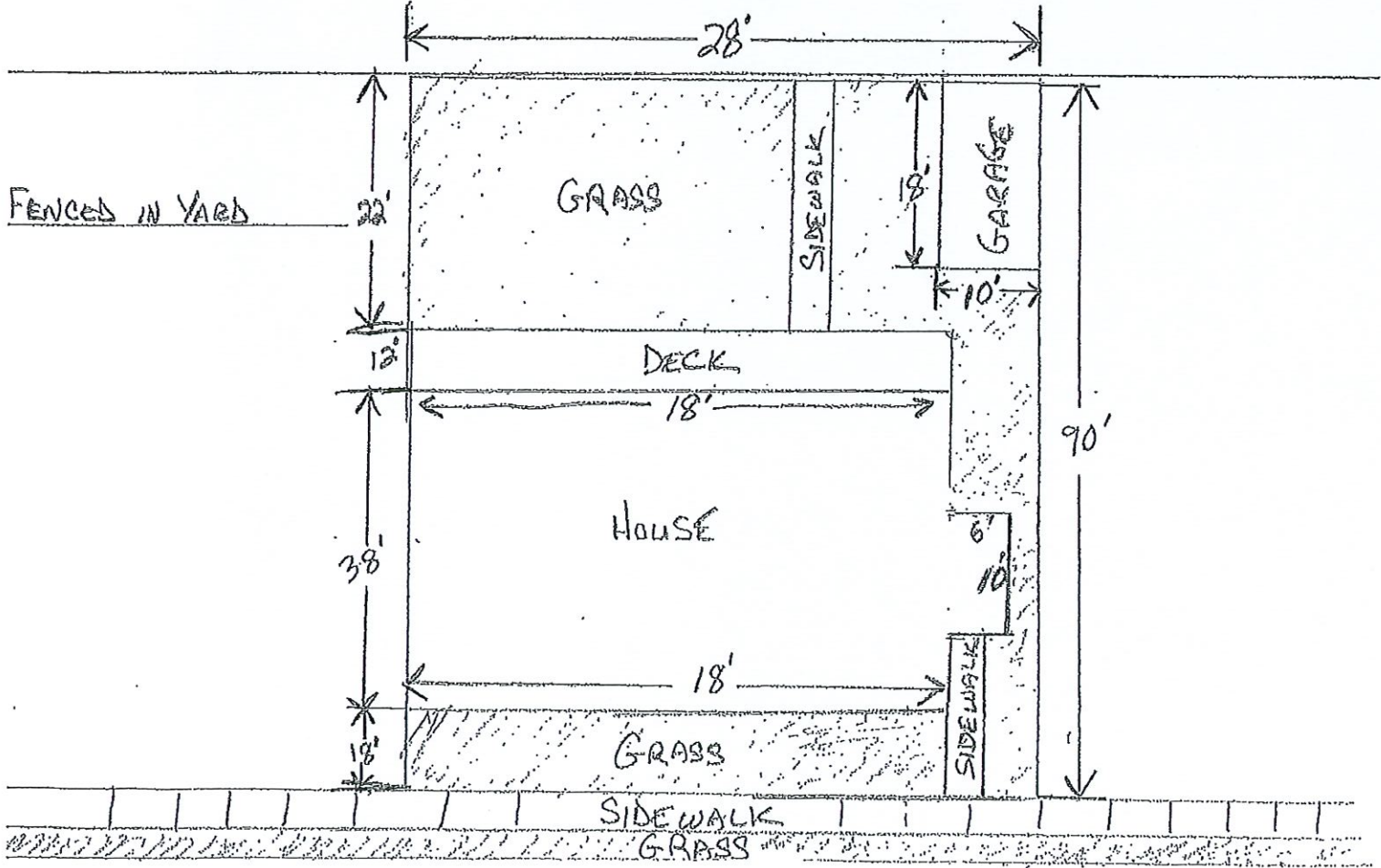
11) Type of Roof: \_\_\_\_\_ Material: \_\_\_\_\_

12) Material of floor joists: Girders: \_\_\_\_\_ Columns: \_\_\_\_\_

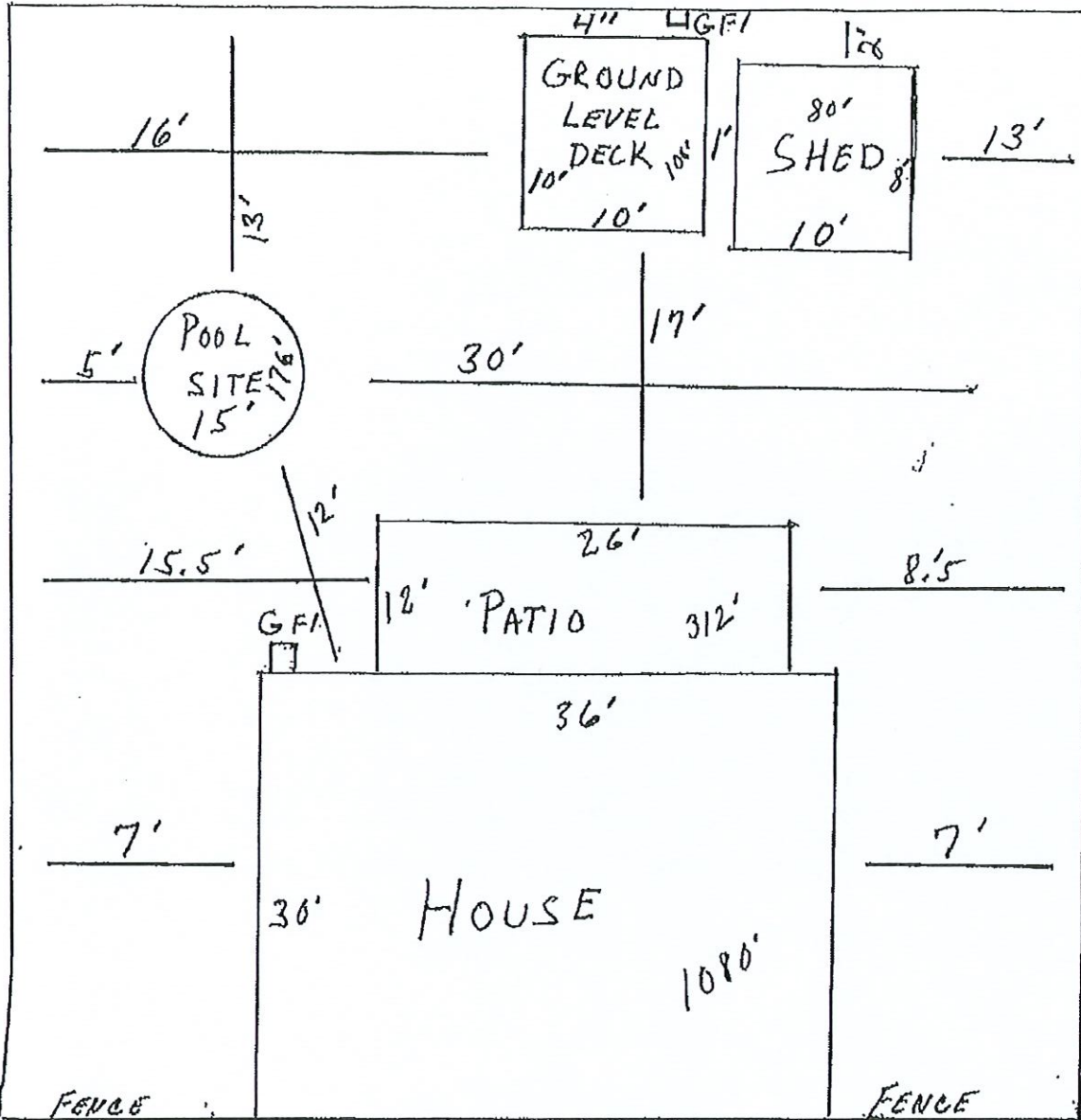




ALLEY



70'



6' PRIVACY FENCE AROUND BACKYARD

NO BASEMENT

FENCE

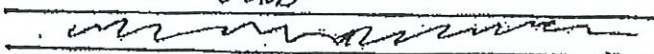
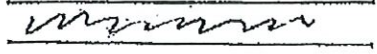
FENCE

DRIVEWAY 9'

30'

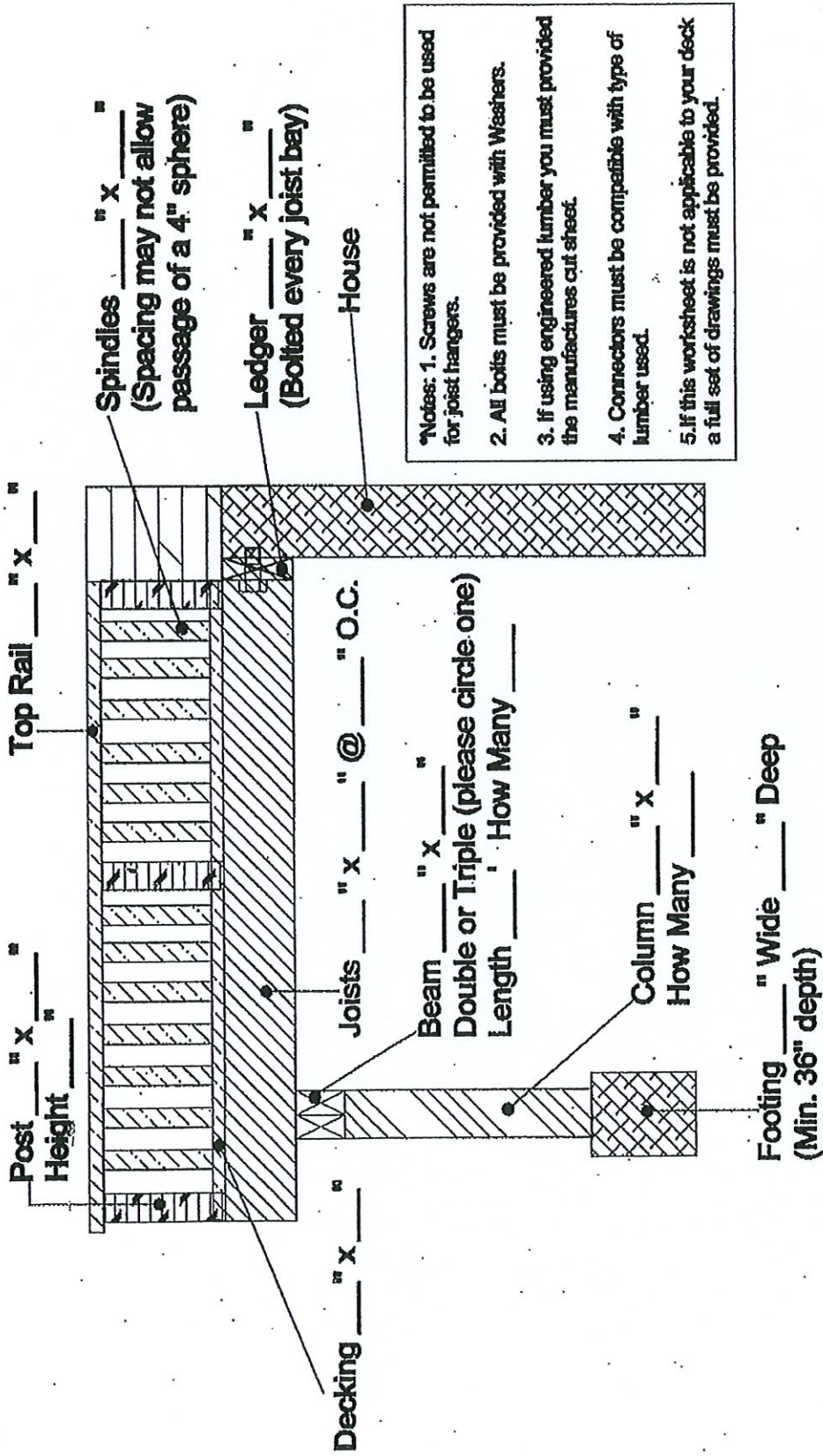
CURB

CURB





**Typical Deck Worksheet**



- \*Notes:**
1. Screws are not permitted to be used for joist hangers.
  2. All bolts must be provided with Washers.
  3. If using engineered lumber you must provide the manufactures cut sheet.
  4. Connectors must be compatible with type of lumber used.
  5. If this worksheet is not applicable to your deck a full set of drawings must be provided.

Size of Deck: Width \_\_\_\_\_ Length from house \_\_\_\_\_ Height \_\_\_\_\_

Steps \_\_\_\_\_ Tread Depth \_\_\_\_\_ Width \_\_\_\_\_ Risers \_\_\_\_\_ Stringers \_\_\_\_\_ x \_\_\_\_\_ How Many \_\_\_\_\_

Will you need to create or enlarge any openings for a door? Yes or No  
 If yes, you will need to provide a sectional drawing showing new lintel/header.



**Addition, Pool, Fence, Deck, Shed, Garage, Driveways, and Grading projects must have a plot plan submitted for permit approval.**

Plot plans **MUST** be provided showing the Following information:

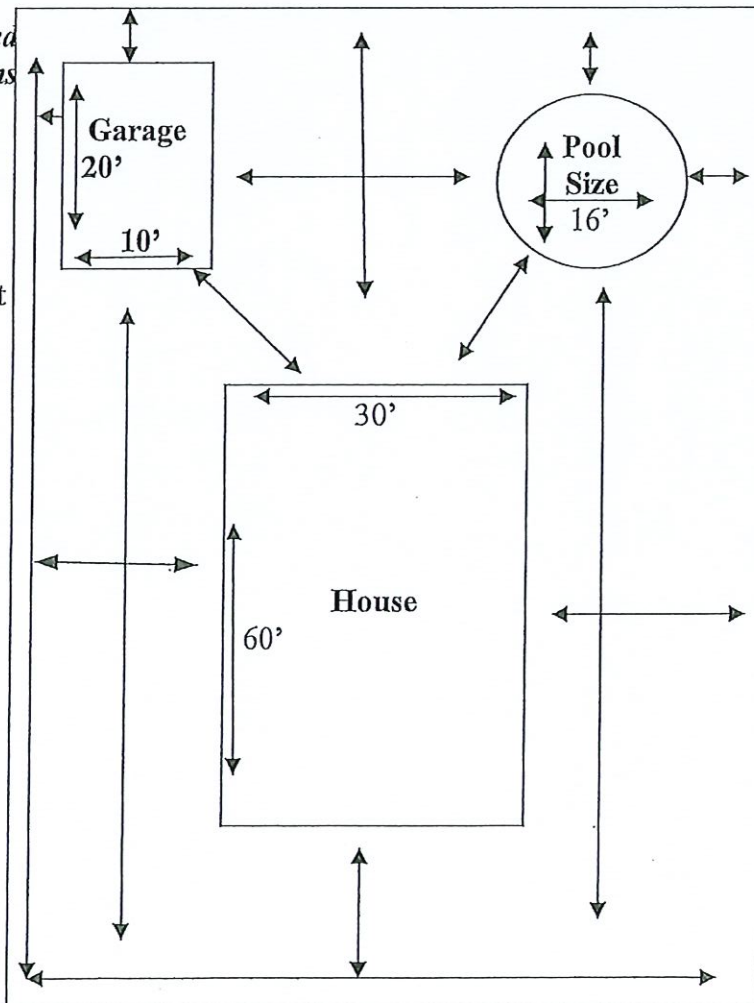
- 1.) Size of Property (**Lot Size**)
- 2.) Show any buildings already located on the site, with **Front yard Setback**, **Rear yard Setback**, and **Side yard Setbacks**.
- 3.) The Size of the buildings already built, Including Garage, Deck, Shed, Pool **if any**, and their **setbacks**.
- 4.) Any Improvements or additions must show planned Location (**Setback**).
- 5.) **Any improvements or Additions must include Drawings and all Pertinent Information for Construction.**
- 6.) **Corner properties** have 2 front yards, measuring of front property line from the centerline of the street measurement plus 15 feet and that starts your property line.
- 7.) **Setback information** should be 15' front, 15' rear and 7' side yards, if not your property maybe non-conforming. (For Residential Properties **ONLY**)
- 8.) **All arrows require measurements**, All Measurements are required of every item/s (size) of the structure/s that is on your Property

**\*\*\*\*IF INSTALLING A POOL MUST SHOW DETAILS AND LOCATION OF PUMP/FILTER SYSTEM, MUST INCLUDE DETAILS OF ELECTRICAL ALSO\*\*\*\***

*Dimension are required for all arrows and items on your property please complete by measuring all items.*

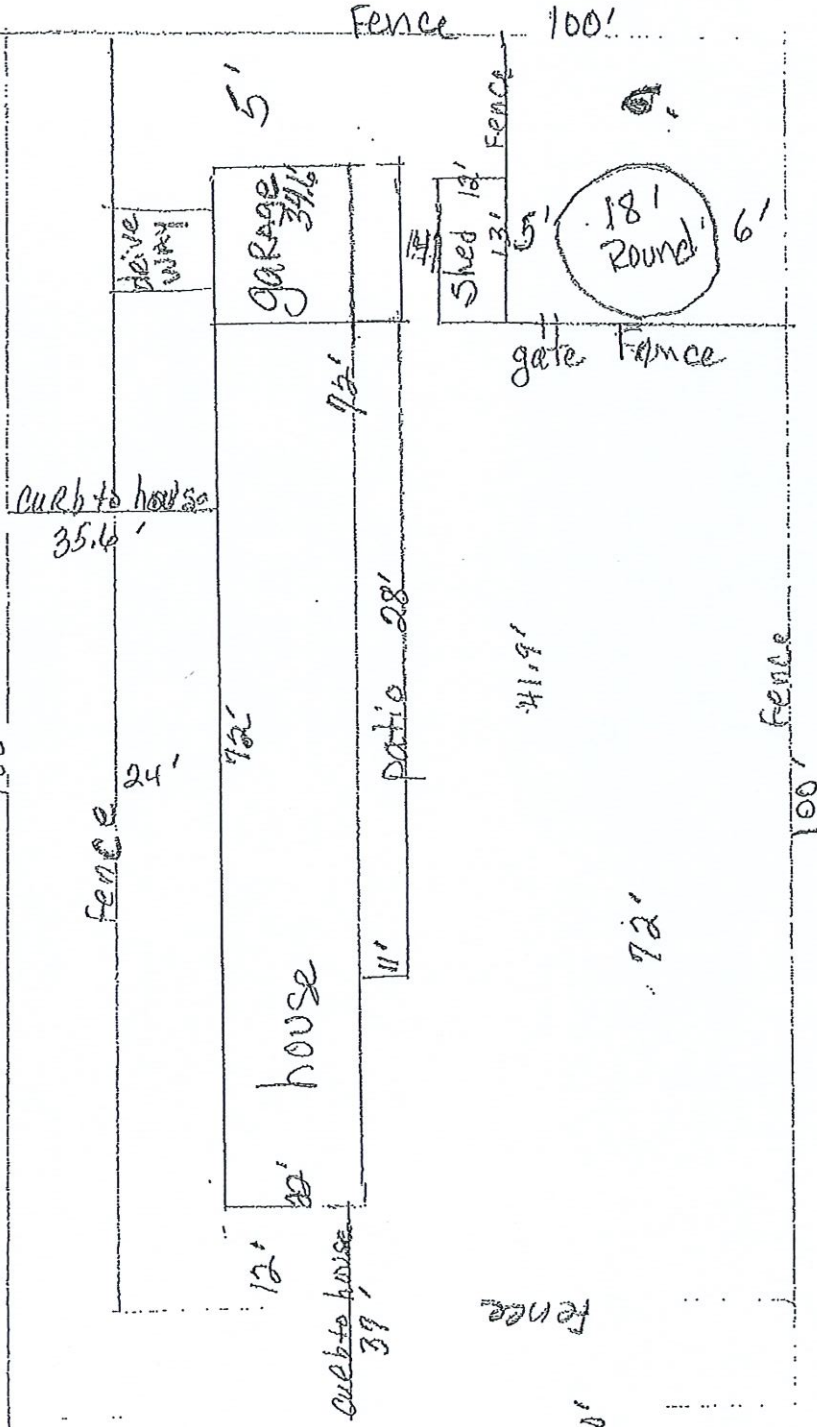
DO NOT USE .....  
This form, for your plot Plan drawing, put your plot plan on another piece of paper.

DO NOT USE the Dimension that are on this paper, it does not match your property.



3rd Ave

100'

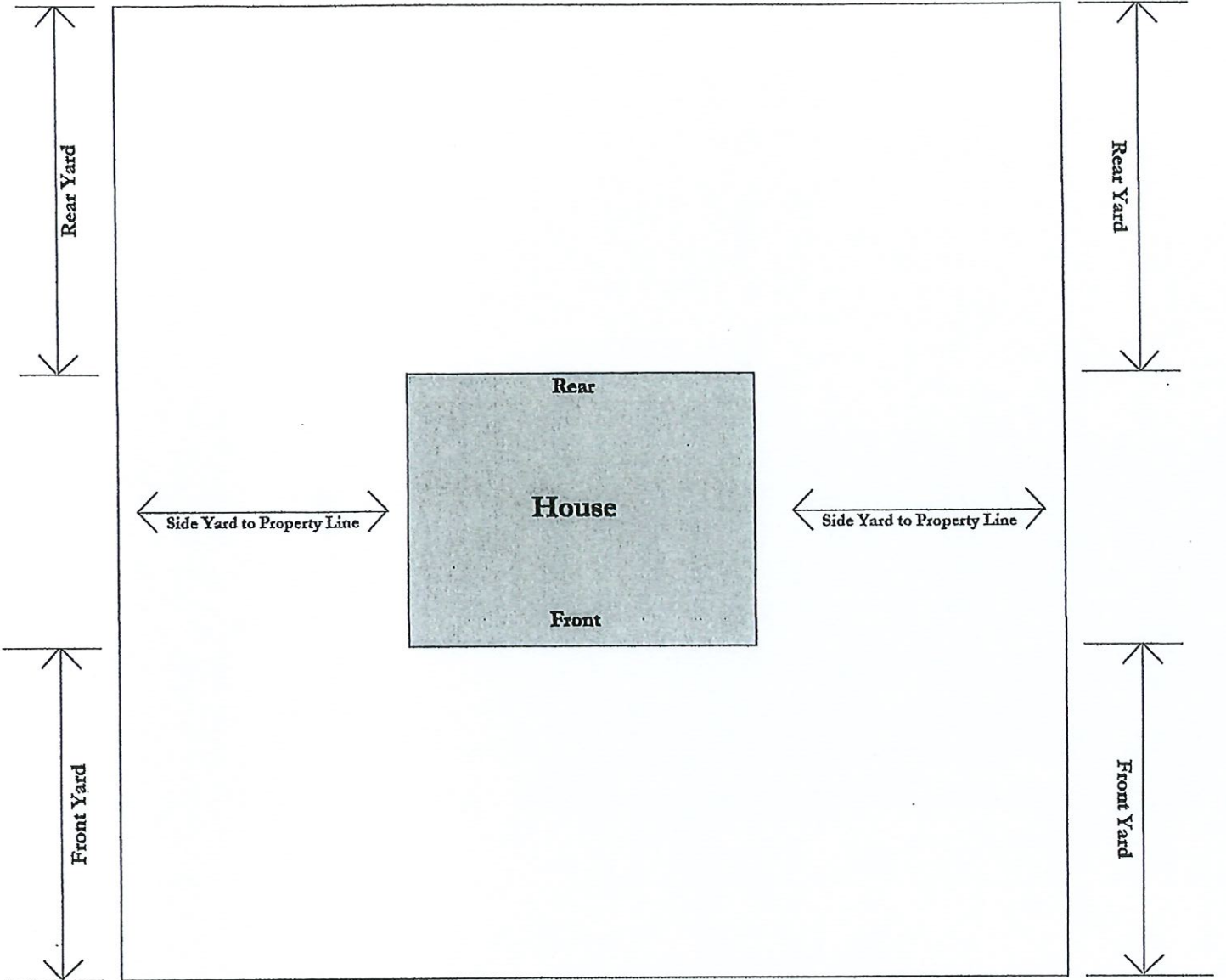


Gate  
Chippewa St.

Fence

100'

Rear Property Line



Front Property Line

*All Dimensions must be filled in by applicant*

Center Line of Street

**COMPLIES WITH  
PA ACT 45 (UCC)**

**COMPLIES WITH  
ZONING ORDINANCE**

Approved: \_\_\_\_\_

Approved: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date Received: \_\_\_\_\_

Application # \_\_\_\_\_