

# LOWER OXFORD TOWNSHIP

220 Township Road • Oxford • PA • 19363  
Phone: 610-932-8150 ext. 1  
E-Mail: loweroxfordtpw@zoominternet.net

**Plan Review Required**

## BUILDING PERMIT & APPLICATION IN-GROUND POOL PERMIT

C of O Issued: \_\_\_\_/\_\_\_\_/\_\_\_\_

TPI #	<b>56-</b> _____ - _____	Date: ____/____/____	Permit #:	<b>LOT-</b> ____ - ____ - <b>R-IGP</b>
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Property Owner Information			
Name:	_____	Phone:	_____
Property Address:	_____	E-Mail:	_____

Contractor Information			
Company & Address:	_____	Phone:	_____
Contact Name:	_____	E-Mail:	_____

S/D Name:	Lot No.:	Lot Size:	Acre(s)	Non-Conforming Lot? <input type="checkbox"/> Yes <input type="checkbox"/> No
Type: Construct Inground 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	Amount of Impervious Surface	<input type="checkbox"/> Waiver Requested
	_____ ft. x	_____ ft.	= _____ ft <sup>2</sup>	Decking & Patio = = _____ ft <sup>2</sup>	<input type="checkbox"/> SWM Plan Required

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. 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: \_\_\_\_\_  
Scott Moran, BCO (PA UCC #4426) (Phone: 610-637-1003)

Method of Payment:  Check # \_\_\_\_\_ (Payable to Lower Oxford Township)  Money Order  Cash **(No Credit Cards Accepted)**

Estimated Cost of Project: \$	Lower Oxford Township Permit Fee \$ _____	Chk No. _____
	Accurate Building Inspections Fee \$ _____	Chk No. _____

If you have questions, or unsure about the interpretation of this requirement, please contact the Zoning Officer at 610-932-8150 (Ext. 1)



# PLOT PLAN

Outline the shape of the building lot and show dimensions. Locate NORTH point. Outline accessory building/structure 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 \_\_\_\_\_ = \_\_\_\_\_

**Approx. Sq. Ft. Totals: = \_\_\_\_\_**

**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 and/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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**Phone: 610-932-8150 ext. 1**  
**www.loweorxfordtownship.org**

**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**

**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.

❖ **PLEASE NOTE THE FOLLOWING ZONING REQUIREMENTS:**

- Pool may only be constructed in the side and rear yard of property.
  - Applicant must maintain 10 feet from the property line (side and rear of property).
  - If property is located at an intersection, the property has two fronts. Check with Zoning Officer for proper setbacks.
  - Permit becomes invalid if work is not commenced within 180 days of issuance.
  - Permit becomes invalid if work is suspended or abandoned for more than 180 days after work begins.
  - Pool may not be placed in the right-of-way, easements, replacement septic areas, or delineated wetland areas.
  - Permit holder may request an extension to begin construction. Approval must be in writing by the Code Enforcement Officer.
  - If licensed contractor is performing the construction, a certificate of liability must be provided prior to permit being issued.
- Certificate of Liability from Contractor** (required if a contractor is performing work).
- Collection of Fees:**
- Permit Fee (In-Ground Pool) ..... \$200.00
  - Plan Review Fee ..... \$75.00
  - Inspections ..... \$65.00@
  - Electrical Inspection (Inspection Includes Pool Bonding & Pool Pump & Related Wiring) ..... \$100.00@
  - Certificate of Occupancy (C of O) ..... \$50.00
  - UCC Fee ..... \$4.50
  - SWM Exemption Fee for Pool Decking (if applicable) ..... \$25.00