

LOWER OXFORD TOWNSHIP

220 Township Road • Oxford • PA • 19363

Phone: 610-932-8150 ext. 1

STAMPED/SEALED PLANS & PLAN REVIEW REQUIRED

BUILDING PERMIT & APPLICATION COMMERCIAL – REMODEL

C of O Issued: ___/___/___

TPI # 56-____ - _____	Date of Application: ___/___/___	Permit # : LOT-____ - ____ -C-REM
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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)	Non-Conforming Lot? <input type="checkbox"/> Yes <input type="checkbox"/> No
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Type: Remodel	Use: Commercial	Zoning District: C-1, C-2, C-3, I-1
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DIMENSIONS	Width:	Length:	Total Sq. Ft.
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Remarks: Please contact Commercial Building Inspector at least 24 hours prior to each inspection (Refer to plan review sheet). Three (3) sets of plans required for plan review.

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: _____
Scott Moran, BCO (PA UCC #4426)

Estimated Cost of Project: \$	Permit Fee \$
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Method of Payment (Office Use)	
<input type="checkbox"/> Check # _____ or <input type="checkbox"/> M.O. # _____ Amt \$ _____	(Make Payable to Lower Oxford Township)
<input type="checkbox"/> Check # _____ or <input type="checkbox"/> M.O. # _____ Amt \$ _____	(Make payable to Accurate Building Inspections)

Proposed Use:

<input type="checkbox"/> Amusement/Recreational	<input type="checkbox"/> Church, other religious	<input type="checkbox"/> Industrial	<input type="checkbox"/> Public Utility	<input type="checkbox"/> Educational/School
<input type="checkbox"/> Service Station, repair garage	<input type="checkbox"/> Hospital, Institutional	<input type="checkbox"/> Office, Bank, Professional	<input type="checkbox"/> Stores, Mercantile	<input type="checkbox"/> Other
<input type="checkbox"/> Public Utility	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> School, Library, other educational	<input type="checkbox"/> Tanks, Towers	

- The Building Inspector has 30 working days to complete the plan review for ANY commercial permit submittal.
- The plan submission must be signed and sealed by an design professional.
- The plan submission must include a certificate of liability for the contractor conducting the proposed work.
- 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.

*****SEE ATTACHED FEE SCHEDULE*****

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 FORM THE DEPARTMENT OF PUBLIC WORKS. THE ISSUANCE OF THIS PERMIT DOES NOT RELEASE THE APPLICANT FROM THE CONDITIONS OF ANY APPLICABLE SUBDIVISION RESTRICTIONS.

<p>MINIMUM OF THREE CALLED INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK:</p> <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. 	<p>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.</p>
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POST THIS CARD SO IT IS VISIBLE FROM STREET

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

Commercial or Industrial

New Construction and Additions (Base Fee)\$0.30 sq. ft.

Construction Fee Multiplier:

Project or Building Area Sq. Ft. (Min 3,000 sq. ft.) * Usage Group Factor * .30 = Building Permit Fee (Area * Use * Base)

Municipal Base Fee (20% of Base Fee)\$175.00 Min.

Certificate of Occupancy.....\$50.00

Temporary Certificate of Occupancy\$50.00

UCC Fee.....\$4.50

Remodeling (Base Fee)\$0.20 sq. ft.

Note: Remodeling does NOT include any of the following:

- Change in Occupancy/Use Group
- Addtion or Upgrade of Electrical, Plumbing, or HVAC services
- Modify Structural or Firewalls
- Addition to structure of any kind

Alterations or Repairs to Electrical, Gas, Mechanical, or Plumbing Installations:

Single Event Permit (one inspection only)\$200.00

Annual Event Permit (Additional inspections in each appropriate discipline are also required)\$200.00

Accessory Structure of Modular or Mobile Design (Includes Job Trailers)

Permit Fee\$150.00

Plan Review.....\$100.00

Inspection (Electrical)\$100.00

UCC Fee.....\$4.50

Notes:

- Commercial Plans must be stamped by an Engineer/Architect.
- The Building Inspector has 30 working days (excludes weekends and holidays) to complete the plan review.