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646 West Ridge Pike, Limerick, PA 19468

www.LimerickPA.org

FACT SHEET
ZONING SETBACK REQUIREMENTS FOR RESIDENTIAL ACCESSORY STRUCTURES
(ZONING ORDINANCE 184-71)

TYPICAL PROJECT	IN FRONT OF PRINCIPAL BUILDING	MIN. SIDE YARD (FEET)	MIN. REAR YARD (FEET)	MAX. HEIGHT (FEET)
LOT SIZE LESS THAN THREE (3) ACRES:				
STRUCTURE < 250 SF	NP*	5	5	12
STRUCTURE <= 1200 SF	NP	10	10	25
STRUCTURE > 1200 SF OR >25 FT HEIGHT**	NP	20	20	35
SWIMMING POOLS & ASSOC. MECHANICAL EQUIPMENT	NP	10	10	-
GENERATOR	NP	5	5	12
LOT SIZE OF THREE (3) ACRES OR MORE:				
STRUCTURE < 250 SF	PERMITTED W/ CONDITIONS	5	5	12
STRUCTURE < 1200 SF	PERMITTED W/ CONDITIONS	10	10	25
STRUCTURE <= 3,000 SF	PERMITTED W/ CONDITIONS	20	20	25
STRUCTURE > 3,000 SF OR >25 FT HEIGHT***	PERMITTED W/ CONDITIONS	20	20	35
SWIMMING POOLS & MECHANICAL EQUIP	PERMITTED W/ CONDITIONS	10	10	-

NOTES:

*NP = NOT PERMITTED

**FOR LOTS LESS THAN THREE ACRES, ANY ACCESSORY STRUCTURE GREATER THAN 1200 SF IN GROSS FLOOR AREA INCLUDING INTERIOR VEHICLE PARKING OR GREATER THAN 25 FEET IN HEIGHT MAY BE PERMITTED BY SPECIAL EXCEPTION FROM THE ZONING HEARING BOARD. FOR MORE INFORMATION SEE 184-71.D.

***FOR LOTS OF THREE ACRES OR MORE, ANY ACCESSORY STRUCTURE GREATER THAN 3000 SF IN GROSS FLOOR AREA INCLUDING INTERIOR VEHICLE PARKING OR GREATER THAN 25 FEET IN HEIGHT MAY BE PERMITTED BY SPECIAL EXCEPTION FROM THE ZONING HEARING BOARD. FOR MORE INFORMATION SEE 184-71.D.



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RESIDENTIAL CONSTRUCTION APPLICATION:
UNIFORM CONSTRUCTION CODE/ZONING

1. PROJECT INFORMATION:

<input type="checkbox"/> New Structure	<input type="checkbox"/> Addition	<input type="checkbox"/> Alteration	<input type="checkbox"/> Demolition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> Alternative Energy	<input type="checkbox"/> Swimming Pool, Spa, or Hot Tub		<input type="checkbox"/> Other:	
Description of Work:				

Attach additional information as needed

2. PROPERTY INFORMATION:

Site Address:	Street #	Street Name	City	Zip
Tax Parcel #:				
Utilities:	<input type="checkbox"/> Public Water	<input type="checkbox"/> Private Well	<input type="checkbox"/> Public Sewer	<input type="checkbox"/> Private Septic
Is Any Portion of the Property in a Flood Hazard Area?		<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Does the Property Have Any Easements, Right-Of-Ways, or Other Restrictions?				

Owner:	First and Last or Company	Phone:	Email:
Mail Address:	Street #	Street Name	City Zip/State
Authorized Agent (General Contractor, Building Manager, etc.)		First and Last Name	
Phone #:	Fax #:	Email:	
Mail Address:	Street #	Street Name	City Zip/State

3. BUILDING GENERAL INFORMATION:

Description of Building Use:			
Building Height:	Stories Above Grade Plane:	Access to a State Highway:	
Automatic Fire Sprinkler System:		Other Fire Suppression:	
Fire Alarm System:	Security Alarm System:		
Project Associated with a Manufactured Home (mobile home, trailer, etc.)?			
Elevator:	Propane or LPG:	Existing Area (sq/ft):	Proposed Area (sq/ft):
Other Regulatory or Governing Entities?			

4. BUILDING SYSTEM INFORMATION:

Electrical:	Service Size:	Service Voltage:	Utility Company:
	Backup Generator:	Photovoltaic (solar):	Turbine/wind:

Mechanical:	Fuel: <input type="checkbox"/> Nat Gas <input type="checkbox"/> LPG <input type="checkbox"/> Fuel Oil <input type="checkbox"/> Waste Oil <input type="checkbox"/> Electric <input type="checkbox"/> Other:	
	Wood/Solid Fuel Appliance:	Exterior Grill or Cooking Appliance:

Plumbing:

Fixture Type and Quantity					
Clothes Washer:		Bathtub:		Floor Drain:	
Comb. Sink & Tray:		Dental Lav:		Dental Cuspidor:	
Dishwasher:		Bidet:		Drinking Fountain:	
Floor Sink:		Laundry Tray:		Kitchen Sink:	
Service Sink:		Lavatory:		Shower:	
Other Sink:		Urinal:		Wash Sink:	
Water Closet:		Other:		TOTAL:	

5. APPLICATION SUBMISSION REQUIREMENTS (check after reading)

<input type="checkbox"/> This PA UCC application is considered <u>denied</u> until all other approvals have been provided for. This includes but is not limited to: Zoning; Land Development; Grading; PennDOT Highway Occupancy; PA Dept of Labor and Industry; Montgomery County Health Department, etc.
<input type="checkbox"/> Two sets of construction documents submitted for review shall be submitted on a minimum of 24"x36" (ARCH D) size. Additional copies and other documents or approvals may be requested at the determination of the Building Code Official or designee.

6. CONSTRUCTION VALUATION

General Site/Building:	Electrical:	Mechanical:
Plumbing:	Fire:	Other:
Total:		

7. CERTIFICATION

The applicant hereby certifies that all information on this application is correct and the work will be completed in accordance with the "approved" construction documents and PA Act 45 of 1999 (Pennsylvania Uniform Construction Code) and all other applicable laws of this jurisdiction. The applicant also certifies that the content of the certificate of Workers Compensation Insurance or Affidavit on file with Limerick Township is still in effect with no changes in coverage.

I hereby state the above facts and statements, including any attachments, are to the best of my knowledge, accurate and complete. I further understand that any falsification of information or an incomplete application may be considered reason to deny or reject the application and that the false statements herein are made subject to the penalties of PA Cons. Stat. 4904 relating to un-sworn falsification to authorities.

I certify that the code administrator or the code administrator's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such application and permit(s).

Signature of Owner

Date

Signature of Agent

Date

Point of Contact:	First and Last Name	Email:
Phone #:	Cell #:	Fax #:

TOWNSHIP USE ONLY BELOW THIS LINE

Zoning:	EDU:	UCC:	Fire:	Permit #
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ZONING INFORMATION

PLEASE ANSWER THE FOLLOWING ADDITIONAL QUESTIONS.

1. SITE ADDRESS _____ ZONING DISTRICT _____

2. SUBDIVISION NAME _____ IS YOUR PROPERTY PART OF AN HOA? YES NO

3. BUILDING USE: PERSONAL/HOBBY/RESIDENTIAL BUSINESS OR HOME OCCUPATION

4. WILL THERE BE NEW IMPERVIOUS SURFACE? YES NO SF _____

5. WILL THERE BE EARTH DISTURBANCE? (EXCAVATIONS & GRADING) YES NO SF _____

6. WILL THERE BE VEGETATION DISTURBANCE > 25,000 SF YES NO SF _____

7. WILL THERE BE A RELOCATION OF THE WELL OR SEPTIC SYSTEM? YES NO

8. WILL THERE BE ADDITIONAL BEDROOMS? YES NO

9. PROVIDE THE TOTAL AMOUNT (EXISTING & PROPOSED) BUILDING COVERAGE ON PROPERTY. THIS INCLUDES ANY AREA COVERED WITH ROOFS SUCH AS BALCONIES, PORCHES, ETC. FOR RESIDENTIAL PROJECTS, DO NOT INCLUDE DECKS OR PATIOS. FOR NON-RESIDENTIAL PROJECTS DECKS AND PATIOS SHALL BE INCLUDED.
TOTAL BUILDING COVERAGE: EXISTING: _____ SF PROPOSED: _____ SF
LOT SIZE: _____ ACRES

CALCULATE THE PERCENT BUILDING COVERAGE:
(TOTAL BUILDING COVERAGE DIVIDED BY LOT SIZE) _____ ACRES

10. PLOT PLAN REQUIREMENTS CHECKLIST – A PLOT PLAN MUST BE SUBMITTED WITH THE APPLICATION. ALL OF THE FOLLOWING MUST BE CLEARLY ILLUSTRATED AND IDENTIFIED ON THE ATTACHED PLOT PLAN OR NOTED AS NOT PRESENT ON THE PARCEL:

- 1. PROPERTY LINES INCLUDE BEARING AND DISTANCE INFORMATION, IF READILY AVAILABLE.
- 2. ALL EASEMENTS AND/OR REQUIRED BUFFERYARDS.
- 3. OUTLINE OF ALL STRUCTURES (HOUSE, SHEDS, PORCHES, POOLS, ETC.)
- 4. DISTANCE OF THE PROPOSED STRUCTURE TO THE SIDE AND REAR PROPERTY LINE AND CENTERLINE OF STREET/ROAD.
- 5. DRIVEWAY LOCATION & WIDTH.
- 6. EXISTING AND PROPOSED UTILITY LOCATIONS.

NOTES

1. STRUCTURES CANNOT BE PLACED IN EASEMENTS OR RIGHT-OF-WAYS.
2. WHEN ADDING ADDITIONAL BEDROOMS TO A DWELLING WITH ON-LOT SEPTIC SYSTEMS, APPROVAL FROM MONTGOMERY COUNTY HEALTH DEPARTMENT IS REQUIRED.



James Lucas
Director of Code Services
Codes@LimerickPA.org
610.495.6432

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PERMIT #

TO BE COMPLETED BY TOWNSHIP

RESIDENTIAL CONSTRUCTION PERMIT APPLICATION: ELECTRICAL

2021 IRC CODE

1. GENERAL PROJECT INFORMATION

Location of Project:			Cost:	
Type of Project Work:	<input type="checkbox"/> New <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Other _____			
Description of Work:				

2. ELECTRICAL PROJECT DETAILS

Fixture	Quantity	Fixture	Quantity	Fixture	Quantity
SWITCHES		WATER HEATERS		SOLAR - ROOF MOUNTED*	
PLUG RECEPTACLES		DRYERS		SOLAR - GROUND MOUNTED	
LIGHTING CIRCUITS		RANGES		PANEL SIZE	
BASE BOARDS		SPAS		SUB-FEEDER SIZE	
HEATERS		POOL PUMPS		OTHER _____	

*ROOF-MOUNTED SOLAR PANELS REQUIRE AN ENGINEER'S CERTIFICATION FOR THE ROOF STRUCTURE.

ALL ELECTRICAL WORK MUST BE INSPECTED BY AN ELECTRICAL UNDERWRITER PRIOR TO A LIMERICK TOWNSHIP INSPECTION.	
Inspection Agency:	

PLEASE PROVIDE TWO (2) SETS OF CONSTRUCTION DOCUMENTS FOR REVIEW. PLEASE INCLUDE MANUFACTURER SPECIFICATIONS, DIAGRAMS, ENGINEERED CALCULATIONS, LOCATION, NATURE, AND EXTENT OF WORK.

3. CERTIFICATION

The applicant hereby certifies that all information on this application is correct, and the work will be completed in accordance with the "approved" construction documents and PA Act 45 of 1999 (Pennsylvania Uniform Construction Code) and all other applicable laws of this jurisdiction. The applicant also certifies that the content of the certificate of Workers Compensation Insurance or Affidavit on file with Limerick Township is still in effect with no changes in coverage.

I hereby state the above facts and statements, including any attachments, are to the best of my knowledge, accurate and complete. I further understand that any falsification of information or an incomplete application may be considered reason to deny or reject the application and that the false statements herein are made subject to the penalties of PA Cons. Stat. 4904 relating to un-sworn falsification to authorities.

I certify that the code administrator or the code administrator's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such application and permit(s).

Signature of Owner or Authorized Agent/Contractor

Date

THIRD PARTY ELECTRICAL INSPECTION AGENCIES 2025

You must submit the Electrical Application with your plans to one of the agencies listed below for their review and approval. Once you receive approval, please submit the approval and plans along with the rest of the UCC Application to the Limerick Township Code Department. Limerick Township cannot answer any questions on behalf of the agencies listed below. Please contact them directly if you have questions regarding billing for their services.

1) Middle Department Inspection Agency, Inc. 404 West Ridge Pike Conshohocken, PA 19428 PHONE: 800-992-6342 FAX: 215-244-1927 EMAIL: edpaugh@mdia.us	6) American Inspection Agency, Inc. 342 Miller Road Sinking Spring, PA 19608 PHONE: 610-678-4336 FAX: 610-678-4359 EMAIL: aia.inc@juno.com
2) Faulkner Inspection Services, LLC 1201 Cherry Wood Court Phoenixville, PA 19460 PHONE: 610-350-9957 FAX: 610-933-5509 EMAIL: mtfaulkner@msn.com	7) Code Inspections, Inc. 603 Horsham Road Horsham, PA 19044 PHONE: 215-672-9400 FAX: 215-672-9736 EMAIL: contact@codeinspections.net
3) Bureau Veritas North America 790 Park Way Drive Broomall, PA 19008 PHONE: 610-543-3925 FAX: 610-543-1933 EMAIL: carol.barker@bureauveritas.com	8) Commonwealth Code Inspection Services 176 Doe Run Road Manheim, PA 17545 PHONE: 717-664-2347 FAX: 717-664-4953 EMAIL: talksoon@commonwealthcode.com
4) United Inspection Agency 716 N. Bethlehem Pike, Suite 300 Lower Gwynedd, PA 19002-2656 PHONE: 215-542-9977 FAX: 215-540-9721 EMAIL: info@unitedinspectionagency.com	9) Underwriter Inspection Services, Inc. 153 N. Reed Road Limerick, PA 19468 PHONE: 610-495-2803 EMAIL: codecopuis@gmail.com EMAIL: codecop@comcast.net
5) Middle Atlantic Electrical Inspections 302 East Pennsylvania Boulevard Feasterville, PA 19053 PHONE: 215-322-2626 FAX: 215-364-7921 EMAIL: brisi@biuinc.com	10) Bower Code Services & Inspections, LLC 1104 Rapps Dam Road, Apt. 24 Phoenixville, PA 19460 PHONE: 484-345-8986 EMAIL: bowercodeservices@gmail.com

Residential Shed/Deck/Patio Details

Submit one (1) drawing of the plot plan of your site, showing the proposed shed/deck/patio. Identify all property lines and rights-of-way, with distance from property lines to the shed/deck/patio and any adjacent buildings. Show all easements, floodways, and required buffers, and location of utilities.

