



646 West Ridge Pike, Limerick, PA 19468

**James Lucas**  
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[www.LimerickPA.org](http://www.LimerickPA.org)

## **SUBMISSION REQUIREMENTS FOR: RESIDENTIAL PLAN REVIEW**

The following is a list of submission requirements for plan review. This list is not all encompassing but is intended to be a general guide for those who are unfamiliar with Limerick Township's plan review submission requirements. The plans examiner may require more items than listed as this is only a general guideline. Please ensure that all items have been reviewed for completion as they apply to each project, as this will facilitate the review and approval process.

### **GENERAL**

Two sets of drawings, including a site plan are included.

Drawings shall be sealed, signed, and dated by a Pennsylvania Licensed design professional or Prescriptive Method.

### **SITE PLAN**

Site plan is prepared to scale, not less than 1" = 20', with a legend and north arrow.

Plan indicates correct street address and parcel number.

Identify all property lines and rights-of-way, with distance from property lines and adjacent buildings on site plans.

Existing and proposed driveway entrances, including emergency access roads.

Show all easements, flood ways, and required buffers.

Show all buffer and screening landscaping.

Provide location of utilities.

### **ARCHITECTURAL/STRUCTURAL**

Show architectural floor plans of each floor. **Plans shall be a minimum of 24"x36"** and drawn to a scale of not less than 1/8" = 1', unless alternative approval is given.

Provide the Building Code Edition.

Provide the construction type.

Identify the names and uses of each room or space.

Show wall sections and corresponding details.

Provide details of floor slab vapor barrier.

Provide detail showing method of foundation water-proofing, where applicable.

Show foundation plans indicating the proposed slab elevations and type of foundation.

Indicate dimensions of foundations and related fastening components.

Show grade beam dimensions and accurate locations.

## **ARCHITECTURAL/STRUCTURAL** (continued)

- Indicate a footing schedule that defines footing sizes and the required reinforcing steel.
- Show the established footing depth below grade and the method of frost protection.
- Indicate size, locations, spacing, lap-splice and tie details of reinforcing steel.
- Provide strength of concrete required in accordance with the engineered design.
- Show beams, joists, girders, rafters, headers, truss layout, connection and fastener details, gauge of steel components, species and grade of lumber products.
- Indicate the design dead and live, wind, snow, seismic loads for floors and roofs.
- Indicate areas of concentrated loads and additional means of support related to the additional loads.

## **MECHANICAL**

- Provide a mechanical plan for each floor and roof area. Plans shall show the ductwork layouts, schedules, notes, legends, piping schematics, duct sizes.
- Provide fuel-gas piping size, lengths, input BTUH of each connected appliance, pipe material, fuel-gas pressure.
- Provide heating and cooling load calculations

## **ELECTRICAL**

- Electrical Plans must be approved and signed by a Third-Party Electrical Inspection Agency and be included with the construction drawings when submitting the application for the permit.

## **PLUMBING**

- Provide plumbing plan layouts for each floor. Plans shall show water distribution system and drain-waste-vent system.
- Provide size and material of all plumbing piping and tubing.
- Show all fixtures and related plumbing items.
- Provide a riser diagram for each system, and include fixture identification and material type and size.



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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:		<b>TOTAL:</b>	

**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.



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