



Tredyffrin Township

1100 DuPortail Road, Berwyn, PA 19312

610-644-1400-phone / 610-699-1213-fax

permits@tredyffrin.org

PERMIT APPLICATION REQUIREMENTS

- A. Where the fee is based upon floor area, the square-foot area shall be computed from the plans submitted at the time application is made by adding the area determined from outside dimensions at ten-foot intervals from basement floor to the ceiling of the uppermost story; each ten-foot increment, or fraction thereof, shall be computed as a separate story.
- B. Where the fee is based upon estimated cost, the valuation of the proposed construction or work shall include the entire value of such construction or work. The building inspector shall have the right to verify or correct the estimated cost of such construction or work, and shall be furnished with a copy of an executed contract or other document which confirms or validates such estimated cost or value.

***Two sets of plans are required-one paper (signed and sealed) and one electronic (USB, CD, or email) ***

All Contractors must be Registered with the Township

Permit Requirements are subject to Inspectors Discretion

Building Permit – Commercial

- Both sets of drawings signed and sealed by a professional licensed in PA.
- Application for use and occupancy permit form for all new construction, alterations, or change in use.
- Site diagram is required if addition or new construction
- Entire lot must be shown with exterior dimensions and setbacks
- All streets must be shown
- A zoning table listing the zoning district, the required setbacks, total square footage of the property, percent of impervious surface, percent of building coverage, percent of steep slopes, and any wetlands or streams

Building Permit – Residential

- Site diagram
- Entire lot must be shown with property lines and setbacks
- All streets must be shown
- A zoning table listing the zoning district, the required setbacks, total square footage of the property, percent of impervious surface, percent of building coverage, percent of steep slopes, and any wetlands or streams
- Two copies of construction drawings
- Architectural sealed and signed plans are at Inspections discretion

Deck Permit

- Site plans
- Entire lot must be shown with property lines and setbacks
- All streets must be shown
- A zoning table listing the zoning district, the required setbacks, total square footage of the property, percent of impervious surface, percent of building coverage, percent of steep slopes, and any wetlands or streams
- Two copies of construction drawings
- For Free Standing Deck (not attached to house) refer to the Zoning Permit Application

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Demolition Permit

- Disconnection letters from the utility companies that each utility/service has been disconnected only if demolishing entire building. (Including Township Sewer Authority)
- For Residential Demolition, applicant shall notify all adjacent neighbors at least five (5) business days before permit submittal and provide proof of mailing before Demolition Permit can be issued
- Site map showing adjacent properties including associated property addresses

Electrical /Fuel Gas Generator Installation Permit

- Electric permit required.
- Site Diagram showing location of generator showing distance from house windows, doors and property boundaries
- Equipment specifications
- Identify type of fuel gas.(Propane gas does not require a mechanical permit)
- Natural gas fuel connection, Plumbing permit is required
- Propane gas fuel connection, zoning permit is required only for new underground propane
*See fuel tank below

Fire Suppression System Permit (Sprinklers)

- Device specifications
- Plans or shop drawing with hydraulics

Fire Alarm Permit

- (Minimum NIVET III design required)
- 2 Sets of alarm plans
- Equipment specifications

Solar/PV Systems – Commercial

- Two sets of drawings signed and sealed by a professional licensed in PA.
- Plot plan required to indicate the location and set backs of the solar panels.
- Solar Panels (permit by square footage)
- If attaching to existing structure, may only exceed height limits of the applicable district by more than 10' without a variance.
- Specifications to indicate the size and height from grade to top of existing structure and top of proposed antenna or dish

Solar/PV Systems – Residential

- Specifications to indicate the size and height from grade to top of existing structure and top of proposed antenna or dish
- If attached to a structure, specifications to indicate how the existing structure is structurally able to support the panels.

Fuel Storage Tank Installation

- Plot Plan indicating distances from all property lines and structures
- Copy of work proposal or general contract (contractors name, property address, cost)

Construction Site Storage Trailer Permit

- Plot plan indicating distances from all property lines and structures
- Electric permit submission

Storm Water Management Permit & Grading Permit

- Stormwater exemption required for 499 square feet or less
- Stormwater permit required for any land disturbance greater than 500 square feet
- For more information, please contact the Engineering Department at EngineeringDept@tredyffrin.org

Swimming Pool/ Hot Tub Permit

- Site diagram
- Entire lot must be shown with property lines and setbacks
- All streets must be shown
- A zoning table listing the zoning district, the required setbacks, total square footage of the property, percent of impervious surface, percent of building coverage, percent of steep slopes, and any wetlands or streams
- Fence Permit (must comply with ICC 2009)
- Electric Permit showing the equipotential bonding grid required within 3 feet of water's edge

Swimming Pool Demolition

- Statement regarding termination of all mechanicals
- Copy of work proposal or general contract (indicate how bottom will be broken up)
- Explanation of fill contents (no contaminants or degradable)
- Pool Waste water permit \$6.51 per thousand gallons

Use & Occupancy Permit

- A Use and Occupancy Permit is required as stated in the code including, but not limited to, the following:
- All change in use
- Change of occupant in a commercial building
- All new houses and commercial buildings. (Not required for resale of existing homes or commercial buildings)

General Notes:

- Plot plan shall be on separate sheet and include all of the items as noted above. Distances in front yards must be measured from edge of the right of way to the edge of paved cart way. Corner properties have two front yards, one side yard, and one rear yard.
- All dimensions must be shown from the new construction to all property lines. For a pool, the dimension from the closet foundation to the pool must be a minimum of 15 feet.
- **Other Permits which may be required** (note: where multiple permits are required, they are expected to be submitted at the same time). These include, but are not limited to:
 - Chester County Health Department
 - On Site Septic and/or Well Permit(s)
 - Food Handler or Restaurant License(s)
 - Township Sewerage Tap Permit
 - Township Sewer Authority Approval
 - PADEP Sewer Capacity Permit (Planning Module, Exemption, etc.)
 - Township Stormwater Management and/or County Conservation District Approval
 - Street Opening/Highway Occupancy/Driveway Permit (PennDOT or Township Engineering Department)
 - Other Local, State, or Federal Approvals/Permits, as required

Defintions:

- "BUILDING LINE" - The line which establishes the minimum depth of front yard for the particular district as measured from the right-of-way line. In the case of a flag or irregular lot, the building line is measured at the point at which the lot first obtains the minimum lot width.
- "IMPERVIOUS SURFACE" - A horizontal surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water, including but not limited to buildings, structures and paved areas such as driveways, sidewalks, parking lots, patios, decks, swimming pools, tennis courts, etc. For the purposes of determining compliance with this chapter, stone surfaces routinely used for vehicle parking and movement shall be considered impervious.
- "SETBACK LINE" - The line that establishes the required minimum distance between a principal structure or building and any lot line. See "building setback line."