



Tredyffrin Township

1100 DuPortail Road, Berwyn, PA 19312

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

permits@tredyffrin.org

RESIDENTIAL 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.

***The permit fee shall be based on the most current Schedule of Fees and shall be submitted upon approval of application. Schedule of Fees can be found online at www.tredyffrin.org (search: fee schedule)**

All Contractors must be Registered with the Township

Permit Requirements are subject to Inspectors Discretion

Building Permit

- ☐ Site diagram (i.e. additions, sheds, garages) Entire lot must be shown with property lines and setbacks, including all streets
- ☐ One (1) set of paper plans sealed by a professional licensed in PA.(for structural changes only including additions)
- ☐ One (1) PDF of plans sent via email(for structural changes only including additions)
- ☐ Stormwater exemption required for 499 square feet or less (i.e. additions, sheds, garages)
- ☐ Stormwater permit required for any land disturbance greater than 500 square feet (i.e. additions, sheds, garages)
- ☐ Use and occupancy permit application for **new construction of homes only**

Attached Deck Permit

- ☐ Site diagram- Entire lot must be shown with property lines and setbacks, including all streets
- ☐ One paper copy of construction drawings
- ☐ Square Footage of deck
- ☐ Stormwater exemption required for 499 square feet or less
- ☐ Stormwater permit required for any land disturbance greater than 500 square feet

Detached Deck/Garage Permit

- ☐ Site diagram- Entire lot must be shown with property lines and setbacks, including all streets
- ☐ One paper copy of construction drawings
- ☐ For Free Standing Deck/Garage (not attached to house) refer to the application for Zoning Permit Application (if under 1000' sq. ft.)
- ☐ If over 1000' sq. ft., complete the Building and Construction application
- ☐ Square Footage
- ☐ Stormwater exemption required for 499 square feet or less
- ☐ Stormwater permit required for any land disturbance greater than 500 square feet

Demolition Permit

- ☐ Disconnection letters from the utility companies that each utility/service has been disconnected only if demolishing entire building. (Including Township Sewer Authority)
- ☐ Age of home
- ☐ Site map showing adjacent properties including associated property addresses

Generator-Electrical /Fuel Gas 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 included in Electrical permit)
- ☐ Natural gas fuel connection, Plumbing permit is required in addition to Electrical permit

Fuel Storage Tank Installation (Mechanical)

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

Solar (Electrical permit only)

- ☐ Include scope of work.
- ☐ If attached to a structure, specifications to indicate how the existing structure is structurally able to support the panels.

Swimming Pool/ Hot Tub Permit

- ☐ Site diagram- Entire lot must be shown with property lines and setbacks, including all streets
- ☐ 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 refer to the application for Zoning Permit
- ☐ 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 contaminates or degradable)
- ☐ **Pool Waste water permit \$6.51 per thousand gallons

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 closest foundation to the pool must be a minimum of 15 feet.