

BUCKINGHAM TOWNSHIP

P.O. Box 413, Buckingham, Pennsylvania 18912
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Website - www.buckinghampa.org



Basement Requirements

1. Complete application. Application **MUST** be signed by the homeowner.
2. Submit **two (2)** complete sets of drawings to scale. Specify the use of each room on the plans.
3. Smoke alarms must be installed in accordance with the UCC.
4. **Carbon Monoxide Alarms:** 2015 IRC, R315.2.1 for **new** construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages. R315.2.2 where work requiring a permit occurs in **existing** dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms shall be provided in accordance with Section R315.2.1.
5. Sleeping rooms in basements shall have a second means of egress to the outside by either an access window or door. Include the size of the window or door on the plans. A 5.7 square foot minimum is required.
6. Fire stopping shall be installed where required. Horizontal fire blocking is needed in the ceiling joists of all unfinished areas such as mechanical and storage rooms with unfinished ceilings. All concealed spaces created by new walls shall be fire stopped.
7. Stairway detail showing the rise and tread size, 7 ¾" - 10".
8. A railing detail showing the height of the handrail, 34" – 38" and the distance between spindles, less than 4".
9. Access or access panels shall be provided for all plumbing cleanouts, water shut-offs and electrical panels.
10. Illuminated 3-way wall switch is required at the top and bottom of stairs.
11. ½" gypsum board is required under stairways when they are enclosed.
12. Ceiling height must be shown on plans.
13. Basement walls must be waterproofed on the exterior of the foundation walls or have Dry-Lock applied on the interior foundation walls.
14. Air exchange grills 12" from floor and 12" from ceiling or a louvered door must be provided when mechanical equipment is enclosed.
15. **Plumbing** - detailed plumbing riser diagram must be supplied showing pipe size, length of runs, distance to vent and water feed plan. Show location of fixtures, ejector pump; indicating the shut off valve, check valve and vent to exterior. **ALL PLUMBERS MUST BE REGISTERED IN BUCKINGHAM TOWNSHIP BEFORE STARTING WORK.**
16. **Electrical** – provide underwriter approved electrical plans indicating the location of all receptacle outlets, lighting fixtures, smoke detectors and electrical panels. All electric will be inspected by a third party agency.
17. **Sprinkler System** – if the home is equipped with a fire sprinkler system show the placement of the sprinklers on the floor plan.
18. **Mechanical** – provide HVAC plans and calculations for the new habitable space or a letter from HVAC company, on letterhead, stating existing system is adequate to heat the extra square footage of basement space.
19. Provide a copy of your Workers Compensation Certificate with Buckingham Township named as certificate holder or complete our Workers Compensation form. **PERMITS CANNOT BE ISSUED WITHOUT THIS PAPERWORK.**
20. **FEES** - \$85.00 plus \$9.00 per \$1000.00 construction cost with a minimum fee of \$175.00. Plumbing, mechanical, sprinkler and state EDU fees will be added accordingly. A non-refundable zoning fee of \$150.00 for required outside egress is due at time of application. Check payable to Buckingham Township.