

BUCKINGHAM TOWNSHIP

P.O. Box 413, Buckingham, Pennsylvania 18912
Phone (215) 794-8836 • Fax (215) 794-8837

Website - www.buckinghampa.org



New Home Requirements

- Complete general permit application including applicant and homeowner's signature
- Zoning and Plan Review fees are due at time of application – see fee schedule
- A complete site plan drawn to scale
- **Note:** A complete foundation as built will be required prior to backfill inspection
- A full set of Construction plans sealed by a registered architect bearing their seal. ALL LARGE PLANS and spec sheets MUST be submitted electronically in PDF format, thumb drive preferred
- Provide square footage calculations for attached garage, 1st floor, 2nd floor, basement, porches
- Electrical plans must be stamped and approved by a third-party electrical underwriter; suggestions attached. Rough and final electrical cut cards must be submitted to Buckingham Township before a Certificate of Occupancy will be issued
- Energy REScheck required
- HVAC unit spec sheets are needed for the air handler and outdoor heat pump or A/C unit
- HVAC manual J load calculations are needed
- HVAC duct lay out of the home is needed
- Show all building design construction loads on the plans
- Spec sheets for all engineered lumber, LVL's, Power lams. Glue Lams, I-Joist, etc.
- Roof Truss Certs – Need to be stamped and approved by a design professional
- Plumbing riser diagram is needed
- Plumbers must register with Township – plumber registration can be found on our website
- Gas Fireplace spec sheets required
- Gas piping diagram required for the gas appliances and fireplace
- Range exhaust hood spec sheets required showing the amount of CFM's
- If the range hood is more than 400 CFM's, show how the make-up air will be installed
- Hot water heater spec sheets required
- Spec sheets required for any basement egress bilco doors or windows that are being installed. Include the egress window well and cover spec sheets
- Window and door specifications required showing the U-Factor 0.35 or less
- Superior basement walls spec sheets required where installed
- Sump pump spec sheets required
- Smoke and Carbon Monoxide alarm spec sheets required
- Residential Fire Sprinklers - Fire suppression plans & specs are required. If system uses fire pump & tank, provide those specifications as well

Be sure the following Township Code items are listed on your building plans

- Township Code and IRC: 1/2" drywall required on the ceilings of the basement when using I-joint
- Township code: 5/8" Type X drywall required on the ceilings of all roof trusses
- Township code: 5/8" Type X drywall required on all 4 walls and ceiling of the garage
- Township code: 5/8" Type X drywall required on all 4 walls and ceiling of the gas fireplace chase. 1/2" concrete board is needed under the gas fireplace. Dante valve must be installed

If Applicable:

- The original Disclosure Ordinance #95-03 must be completed
- Bucks County Conservation District E&S approval letter
- Well Application is required by the Township. Application will be approved once approval is received from Bucks County Department of Health. **Note:** Well **MUST** be drilled and approved before the building permit will be issued
- A copy of two approved septic locations is required before building permit will be issued
- If connecting to the Township Water / Sewer systems, approval from Water / Sewer Manager are required and fees will apply. Water / Sewer meters are available for a fee