

BEDMINSTER LAND USE OFFICE
 432 ELEPHANT ROAD
 PERKASIE, PA 18944
 215-249-3320 FAX# 215-249-8270

**APPLICATION FOR
 PLAN EXAMINATION AND
 BUILDING PERMIT**

TAX MAP PARCEL# _____

IMPORTANT - Applicant to complete all items in sections: I, II, III, IV, and IX.

I. LOCATION OF BUILDING	AT (LOCATION) _____ (NO.) _____ (STREET) _____	ZONING DISTRICT _____
	BETWEEN _____ (CROSS STREET) _____ AND _____ (CROSS STREET) _____	
	SUBDIVISION _____ LOT _____ BLOCK _____ LOT SIZE _____	

II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D

<p>A. TYPE OF IMPROVEMENT</p> <p>1 <input type="checkbox"/> New building</p> <p>2 <input type="checkbox"/> Addition (If residential, enter number of new housing units added, if any, in Part D, 13)</p> <p>3 <input type="checkbox"/> Alteration (See 2 above)</p> <p>4 <input type="checkbox"/> Repair, replacement</p> <p>5 <input type="checkbox"/> Wrecking (If multifamily residential, enter number of units in building in Part D, 13)</p> <p>6 <input type="checkbox"/> Moving (relocation)</p> <p>7 <input type="checkbox"/> Foundation only</p>	<p>D. PROPOSED USE - For "Wrecking" most recent use</p> <table style="width:100%;"> <tr> <td style="width:50%; vertical-align: top;"> <p>Residential</p> <p>12 <input type="checkbox"/> One family</p> <p>13 <input type="checkbox"/> Two or more family - Enter number of units - - - - -> _____</p> <p>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter number of units - - - - -> _____</p> <p>15 <input type="checkbox"/> Garage</p> <p>16 <input type="checkbox"/> Carport</p> <p>17 <input type="checkbox"/> Other - Specify _____</p> </td> <td style="width:50%; vertical-align: top;"> <p>Nonresidential</p> <p>18 <input type="checkbox"/> Amusement, recreational</p> <p>19 <input type="checkbox"/> Church, other religious</p> <p>20 <input type="checkbox"/> Industrial</p> <p>21 <input type="checkbox"/> Parking garage</p> <p>22 <input type="checkbox"/> Service station, repair garage</p> <p>23 <input type="checkbox"/> Hospital, institutional</p> <p>24 <input type="checkbox"/> Office, bank, professional</p> <p>25 <input type="checkbox"/> Public utility</p> <p>26 <input type="checkbox"/> School, library, other educational</p> <p>27 <input type="checkbox"/> Stores, mercantile</p> <p>28 <input type="checkbox"/> Tanks, towers</p> <p>29 <input type="checkbox"/> Other - Specify _____</p> </td> </tr> </table>	<p>Residential</p> <p>12 <input type="checkbox"/> One family</p> <p>13 <input type="checkbox"/> Two or more family - Enter number of units - - - - -> _____</p> <p>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter number of units - - - - -> _____</p> <p>15 <input type="checkbox"/> Garage</p> <p>16 <input type="checkbox"/> Carport</p> <p>17 <input type="checkbox"/> Other - Specify _____</p>	<p>Nonresidential</p> <p>18 <input type="checkbox"/> Amusement, recreational</p> <p>19 <input type="checkbox"/> Church, other religious</p> <p>20 <input type="checkbox"/> Industrial</p> <p>21 <input type="checkbox"/> Parking garage</p> <p>22 <input type="checkbox"/> Service station, repair garage</p> <p>23 <input type="checkbox"/> Hospital, institutional</p> <p>24 <input type="checkbox"/> Office, bank, professional</p> <p>25 <input type="checkbox"/> Public utility</p> <p>26 <input type="checkbox"/> School, library, other educational</p> <p>27 <input type="checkbox"/> Stores, mercantile</p> <p>28 <input type="checkbox"/> Tanks, towers</p> <p>29 <input type="checkbox"/> Other - Specify _____</p>
<p>Residential</p> <p>12 <input type="checkbox"/> One family</p> <p>13 <input type="checkbox"/> Two or more family - Enter number of units - - - - -> _____</p> <p>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter number of units - - - - -> _____</p> <p>15 <input type="checkbox"/> Garage</p> <p>16 <input type="checkbox"/> Carport</p> <p>17 <input type="checkbox"/> Other - Specify _____</p>	<p>Nonresidential</p> <p>18 <input type="checkbox"/> Amusement, recreational</p> <p>19 <input type="checkbox"/> Church, other religious</p> <p>20 <input type="checkbox"/> Industrial</p> <p>21 <input type="checkbox"/> Parking garage</p> <p>22 <input type="checkbox"/> Service station, repair garage</p> <p>23 <input type="checkbox"/> Hospital, institutional</p> <p>24 <input type="checkbox"/> Office, bank, professional</p> <p>25 <input type="checkbox"/> Public utility</p> <p>26 <input type="checkbox"/> School, library, other educational</p> <p>27 <input type="checkbox"/> Stores, mercantile</p> <p>28 <input type="checkbox"/> Tanks, towers</p> <p>29 <input type="checkbox"/> Other - Specify _____</p>		
<p>B. OWNERSHIP</p> <p>8 <input type="checkbox"/> Private (individual, corporation, nonprofit institution, etc.)</p> <p>9 <input type="checkbox"/> Public (Federal, State, or local government)</p>			

<p>C. COST</p> <p>10. Cost of improvement, \$ _____</p> <p><i>To be installed but not included in the above cost</i></p> <p>a. Electrical \$ _____</p> <p>b. Plumbing \$ _____</p> <p>c. Heating, air conditioning \$ _____</p> <p>d. Other (elevator, etc.) \$ _____</p> <p>11. TOTAL COST OF IMPROVEMENT \$ _____</p>	(Omit cents)	<p>Nonresidential - Describe in detail proposed use of buildings, e.g., food processing plant, machine shop, laundry building at hospital, elementary school, secondary school, college, parochial school, parking garage for, department store, rental office building, office building at industrial plant. If use of existing building is being changed, enter proposed use.</p>
--	--------------	---

III. SELECTED CHARACTERISTICS OF BUILDING - For new buildings and additions, complete Parts E - L; for wrecking, complete only Part J, for all others skip to IV.

<p>E. PRINCIPAL TYPE OF FRAME</p> <p>30 <input type="checkbox"/> Masonry (wall bearing)</p> <p>31 <input type="checkbox"/> Wood frame</p> <p>32 <input type="checkbox"/> Structural steel</p> <p>33 <input type="checkbox"/> Reinforced concrete</p> <p>34 <input type="checkbox"/> Other - Specify _____</p>	<p>G. TYPE OF SEWAGE DISPOSAL</p> <p>40 <input type="checkbox"/> Public or private company</p> <p>41 <input type="checkbox"/> Private (septic tank, etc.)</p>	<p>J. DIMENSIONS</p> <p>48. Number of stories _____</p> <p>49. Total square feet of floor area, all floors, based on exterior dimensions _____</p> <p>50. Total land area, sq. ft. _____</p>	
<p>F. PRINCIPAL TYPE OF HEATING FUEL</p> <p>35 <input type="checkbox"/> Gas</p> <p>36 <input type="checkbox"/> Oil</p> <p>37 <input type="checkbox"/> Electricity</p> <p>38 <input type="checkbox"/> Coal</p> <p>39 <input type="checkbox"/> Other - Specify _____</p>	<p>H. TYPE OF WATER SUPPLY</p> <p>42 <input type="checkbox"/> Public or private company</p> <p>43 <input type="checkbox"/> Private (well, cistern)</p>	<p>K. NUMBER OF OFF-STREET PARKING SPACES</p> <p>51. Enclosed _____</p> <p>52. Outdoors _____</p>	<p>L. RESIDENTIAL BUILDINGS ONLY</p> <p>53. Number of bedrooms _____</p> <p>54. Number of bathrooms } Full _____</p> <p style="margin-left: 100px;">} Partial _____</p>
<p>I. TYPE OF MECHANICAL</p> <p>Will there be central air conditioning?</p> <p>44 <input type="checkbox"/> Yes 45 <input type="checkbox"/> No</p> <p>Will there be an elevator?</p> <p>46 <input type="checkbox"/> Yes 47 <input type="checkbox"/> No</p>			

NO STREET

IV. IDENTIFICATION - To be completed by all applicants

Name		Mailing address - Number, street, city, and State	ZIP code	Tel. No.
1. Owner or Lessee				
2. Contractor			Builder's License No.	
3. Architect or Engineer				

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

Signature of applicant	Address	Application date
------------------------	---------	------------------

DO NOT WRITE BELOW THIS LINE

V. PLAN REVIEW RECORD - For office use

Plans Review Required	Check	Plan Review Fee	Date Plans Started	By	Date Plans Approved	By	Notes
BUILDING		\$					
PLUMBING		\$					
MECHANICAL		\$					
ELECTRICAL		\$					
OTHER _____		\$					

VI. ADDITIONAL PERMITS REQUIRED OR OTHER JURISDICTION APPROVALS

Permit or Approval	Check	Date Obtained	Number	By	Permit or Approval	Check	Date Obtained	Number	By
BOILER					PLUMBING				
CURB OR SIDEWALK CUT					ROOFING				
ELEVATOR					SEWER				
ELECTRICAL					SIGN OR BILLBOARD				
FURNACE					STREET GRADES				
GRADING					USE OF PUBLIC AREAS				
OIL BURNER					WRECKING				
OTHER _____					OTHER _____				

VII. VALIDATION

Building Permit number _____ Building Permit issued _____ Building Permit Fee \$ _____ Certificate of Occupancy \$ _____ Drain Tile \$ _____ Plan Review Fee \$ _____	<p style="text-align: center;"><u>FOR DEPARTMENT USE ONLY</u></p> Use Group _____ Fire Grading _____ Live Loading _____ Occupancy Load _____
Approved by: _____ _____ TITLE	

Bedminster Municipal Land Use Office

432 Elephant Road

Perkasie, PA 18944

Phone (215) 249-3320 Fax (215) 249-8270

BUILDING PERMIT PROCEEDURES

A Building Permit is required for all new construction, alterations and demolition within the township. This would include porches, patios, and decks, swimming pools, detached accessory buildings greater than 500 square feet, and roofing work greater than 25% of roof area. Prior to starting any work, the contractor must obtain the appropriate permits and forms from the township for the proposed project. Please read all of the following information, it will help you to properly complete the building permit application.

BUILDING PERMIT APPLICATION FORM

General Information - Provide the application date and type of permit.

Part 1. Location of Building - Provide street address and complete all sections in full. (Zoning district information is available from Bedminster Township.) A detailed plot plan indicating the entire property and the location of the proposed construction must be provided with the Zoning Permit Application.

Part 2. Type and Cost of Building - Provide type of improvement, ownership, cost and proposed use. If proposed use is not specifically identified within the form, please note Item 17 and indicate use.

Part 3. Selected Characteristics of Building - Provide type of construction, principal type of heating fuel, type of mechanical, sewage disposal and water supply. Include dimensions of proposed structures, number of bedrooms proposed and number of parking spaces.

Part 4. Identification - Provide signature of applicant along with an address and a phone number where applicant can be reached during business hours. If a contractor is doing work, please provide the name of the person responsible for performing the work and a phone number where that person can be reached during business hours. A contractor registration number is required for each contractor working on the project.

Part 5 through 7 - To be completed by Township Officials.

PLANS AND SPECIFICATIONS

The applicant must submit two (2) copies of all Plans and Specifications with each Building Permit Application in order for the Plan Reviewer to determine if the proposed construction complies with the UCC (Uniform Construction Code).

Commercial and industrial buildings must have the signature of a Pennsylvania registered professional architect or engineer. One plan must have the original seal and signature. In addition, commercial and industrial project application must comply with Section 403.42a of the UCC. Copies of Section 403.42a can be provided upon request.

The Plans for Additions and New Construction shall include, but may not be limited to, the following:

- A foundation plan indicating the dimensions of the proposed structure and foundation. The depth and width of the proposed footings, (Concrete footings to be a minimum of 36 " below finished grade, a minimum of 8" thick, a minimum of 2500 psi concrete). Indicate the size and thickness and identify all materials used for foundation walls and provide information regarding the concrete flooring including all sub-grade materials and preparations.
- A floor plan for each proposed level indicating all interior layout and dimensions, including all bearing and non-bearing partitions. Indicate all beams and supports that are being utilized including the materials, size, spacing and span. Include the size, spacing, span and bridging for all floor joists being provided.
- A roof plan indicating the size, spacing and span for all ceiling joists and the size, spacing, span and slope for all roof rafters. Indicate size of the ridge, the size and spacing of collar ties, and the type, thickness and R-factor of ceiling insulation. Provide information on all materials being utilized within the roof including sheathing, flashing, felt and shingles. Indicate all roof openings, including attic ventilation, valleys and connections that are to be provided.

- A wall section indicating all wall plates, stud sizing and spacing, type and placement of all rack bracing, details on facade materials, the clear span for all cantilever sections and any and all headers being provided above openings. Indicate the type, thickness and R-factor of all wall insulation.
- A cross section indicating foundation and all framing members, including all pre-engineered structural members (floor trusses or roof trusses) that are being utilized. Each type of pre-engineered structural member must have a truss certification, stamped by a professional engineer licensed in the Commonwealth of Pennsylvania, provided at the time of application.
- HVAC specifications.
- Electrical plan showing lighting, switching and smoke detectors.
- Plumbing riser and potable water supply diagrams.

Certificate of Occupancy

A certificate of occupancy must be issued for any structure erected, constructed, reconstructed, extended or moved. These structures shall not be occupied or used in whole or in part for any use whatsoever, until the owner or authorized agent have been issued a Certificate of Occupancy, indicating that the building complies with the terms of the Zoning Ordinance.

No certificate shall be issued until the premise in question has been inspected by the Building Inspector and found to be in accordance with the Zoning Ordinance and the UCC. The house must be completed and habitable before occupied. There is no additional fee for the Certificate of Occupancy. A list is available for the requirement for occupancy.

The application will be reviewed by the Township Code Enforcement Department for compliance with the UCC. If the proposed project does not comply in any way with the applicable Ordinances and or Codes, the applicant will be notified by phone and/or mail regarding the specific item or items that need to be addressed. **The Plan Reviewer may amend, correct and/or change minor items within the plans or specifications; it is the applicant's responsibility to build to these amended plans and specifications.**

The applicant will be notified when their building permit has been granted and when the permit can be picked up at the Township Land Use Office located at 432 Elephant Road. The yellow card portion of the Building Permit is to be displayed by the applicant so as to be visible from the street. **Work may not be started until the permit has been granted, paid for and picked up.**

INSPECTIONS

Inspections are necessary to insure that the work being done conforms to the approved plans and specifications and the applicable codes. **Inspections are to be scheduled with the Township office at least 48 hours in advance by calling (215) 249-3320. Notification for inspections at the various stages of construction is the responsibility of the applicant and/or contractor. All uninspected work will not be granted approval by the Township Code Enforcement Department.** A list of required inspections for your project will be provided along with the permit.

A rough and final electrical inspection for all electrical work is also required and shall be obtained by the applicant. These inspections shall be performed by an independent electrical underwriting firm licensed within the Commonwealth of Pennsylvania.

The Code Enforcement Department reserves the right to perform additional inspections which may be required as determined by the Building Inspector, in the field, on a case by case basis.

SUBCONTRACTOR INFORMATION

This information shall be supplied, if applicable. All subcontractors shall be identified. Attach Insurance Certificate for each Contractor.

General Contractor or Developer:

Firm Name: _____
Address: _____
City/State: _____ Zip Code: _____
Contact Person/Number: _____
Pennsylvania Home Improvement Contractors Registration #: _____ Exp. _____

Concrete Contractor:

Firm Name: _____
Address: _____
City/State: _____ Zip Code: _____
Contact Person/Number: _____
Pennsylvania Home Improvement Contractors Registration #: _____ Exp. _____

Framing Contractor:

Firm Name: _____
Address: _____
City/State: _____ Zip Code: _____
Contact Person/Number: _____
Pennsylvania Home Improvement Contractors Registration #: _____ Exp. _____

Plumbing Contractor:

Firm Name: _____
Address: _____
City/State: _____ Zip Code: _____
Contact Person/Number: _____
Pennsylvania Home Improvement Contractors Registration #: _____ Exp. _____

Mechanical Contractor:

Firm Name: _____
Address: _____
City/State: _____ Zip Code: _____
Contact Person/Number: _____
Pennsylvania Home Improvement Contractors Registration #: _____ Exp. _____

Electrical Contractor:

Firm Name: _____
Address: _____
City/State: _____ Zip Code: _____
Contact Person/Number: _____
Pennsylvania Home Improvement Contractors Registration #: _____ Exp. _____

Roofing and/or Siding Contractor:

Firm Name: _____
Address: _____
City/State: _____ Zip Code: _____
Contact Person/Number: _____
Pennsylvania Home Improvement Contractors Registration #: _____ Exp. _____

II. BUILDING PERMIT FEES

- A. New Residential Construction: Single-family detached, single-family attached, apartments, condominiums, townhouses, residential alterations and additions, and residential accessory structures.
1. Basic Fee \$200.00 + \$0.25/square foot gross floor area.

Gross floor area includes garage, corridors, stair, closets, attics, etc. Crawlspace with a maximum height of five (5) feet at their highest point are excluded from square foot calculations.
 2. Sheds and Decks \$102.00 + \$0.15/square foot gross floor area.
 3. Swimming Pools

		<u>Building</u>	<u>Zoning</u>
a.	Inground	\$150.00	\$100.00
b.	Aboveground	\$77.00	\$75.00
 4. Interior Structural Changes or Additions less than 75 square feet \$102.00 + 1% of construction costs
- B. Commercial, industrial, shopping center, or other non-residential construction, including non-residential additions, alterations of any sort, including structural, plumbing and/or electrical alterations to buildings.
1. Basic Fee \$250.00 + \$0.30/square foot gross floor area
 2. Interior Structural Alterations, including plumbing and/or electrical alterations, and fit-outs or change in occupancy with no interior alterations \$202.00 + 1% of construction costs
- C. Inspections. Inspections as a result of a previous disapproval are \$50.00. Inspections which are scheduled by the applicant, but not ready for the inspector at the time of inspection, are \$50.00.
- D. UCC Board of Appeals Application \$750.00
- E. Roofing Permits \$100.00
- F. Wood Stoves/Propane Tanks \$50.00 per unit
- G. Cell Tower Permit \$500.00
- H. Compliance Penalty Fee. In the event that a landowner or tenant begins construction activities without receiving the required permits, the permit fee shall be 150% of the applicable permit fee for the use or activity which was begun without any permit
- I. Building Code Determination / Ruling \$100.00

Bedminster Township Supervisors

3112 BEDMINSTER ROAD, P.O. Box 92
BEDMINSTER, PENNSYLVANIA 18910

(215) 795-2190
FAX (215) 795-0668

March 10, 2008

To Bedminster Township Residents:

The attached *Guidelines for Residents on Process for Obtaining a Building Permit* have been prepared to assist you by providing information to explain the work required and the permits needed to construct a home or any other building on your property. These permit requirements are based on State, County and Township codes established to assure health and safety of all residents, including protection of water quality and the natural environment of the Township.

The Township will make every effort to assist you in obtaining all needed approvals as quickly as possible. Our primary goal is to be helpful to residents in completing the process in an expeditious manner while also complying with the codes adopted to protect the entire community.

If you feel you have special circumstances or unique property constraints, please bring these issues to the attention of the Township Manager for his review and possible referral to the Board of Supervisors.

Please feel free to contact us with any question you have.

The Bedminster Township Land Use Office

BEDMINSTER TOWNSHIP
GUIDELINES FOR RESIDENTS ON PROCESS FOR OBTAINING
A BUILDING PERMIT

CONSTRUCTING A SINGLE-FAMILY DWELLING:

STEP 1. MEETING WITH ZONING OFFICER

This meeting identifies general and specific permits which you may need to obtain in order to construct a dwelling on land that you own. It also helps identify possible problems or deficiencies with respect to Township regulations related to homebuilding. You should have your completed site plan, drawn to scale, and your deed. There is no cost to you to ask for this meeting; however, this is a general information meeting and may not include all the permits you'll need to complete your project.

STEP 2. PERMIT APPLICATIONS

There are several permits required in order to build a house in Bucks County. Bedminster, like other Townships, requires you to obtain the following permits from the Township:

Zoning Permit – average cost = \$300.00

Building Permit – average cost = \$850.00

Grading Permit – average cost = \$600.00

Well Permit - average cost = \$75.00

Sewage Permit – average cost = \$300.00 + escrow

Driveway Permit – average cost = \$100.00 if pipe required.

As you can see, the average cost of permits is approximately \$2,200.00 - \$3,400.00, and that is before any construction begins. All of these costs are Township costs only, they do not include your consultant costs, or any costs that might arise as a result of Township Professionals involved in a project. Many dwellings in Bedminster have permit costs much higher than the above, some may be lower, but the above is just an average for a 2,000 SF dwelling. All of these permits are usually required. In addition, the meeting with the Zoning Officer may identify other permits related to the construction of the dwelling which are not covered in the list above. Several permits may come from outside agencies such as Bucks County, or Pennsylvania DOT; they have their own review procedures and permit costs. (See the list of attached permits and approvals)

STEP 3. APPLICATION REVIEW

Once you have submitted the required permit applications, the Township begins a review of the information you provided, to determine if you comply with Township regulations. Frequently, landowners (or their contractors or architects) miss important details that are related to public health, safety, and welfare. If that happens, the Township staff and consultants list these missing details in a memorandum, and the Township can return your applications with a request that you provide the missing information in a timely manner, so that the Township can re-review the applications to rule on whether or not a permit can be granted. In most cases, a permit may be granted after a single re-submission to the Township. In a few cases, the Township staffperson, or Township consultant, might identify a major problem which cannot be resolved by further submissions from the landowner. In this

case, the landowner is notified by Township correspondence of the major problem, and what courses of action you can take to remedy the problem. The application review usually takes around 14-21 days.

STEP 4. ISSUANCE OF PERMIT AND CONSTRUCTION

After you have received your various permits to construct, you may start construction on your dwelling. You may have several contractors, each completing a specific task. For example, your well driller may be totally different from the sewage disposal construction firm. Each of these firms needs to follow the rules and regulations of the Township. If they do not, you, as the property owner, become responsible for violations, corrections, and possible fines, because you are the permittee. Usually, if there is a problem, a Township inspector will advise your contractor, or you, and the problem can be addressed immediately without further action. If a problem is repeated on a project, or a problem is not corrected in a reasonable amount of time, you will receive a notice from the Township advising you to Stop Work, and advising you how you may get the project re-started.

During the time the project is under construction, the house is subject to numerous inspections. The sitework, or the part of your lot covered under the grading permit, is also subject to periodic inspection. During construction, the project must remain in compliance with the approved permits and plans. If the dwelling or the sitework is not in compliance with the plans and permits, you will be notified through a Stop Work order, and given directions on what to do next. Usually, there is only one inspection required for grading during a project. If numerous re-inspections are required because of repeat problems, it may result in extra costs for these inspections, so, it is important to keep your site in compliance with the permits and plans!

STEP 5. PRIOR TO OCCUPANCY

When the dwelling and sitework are complete, all in accordance with your approved plans, you may call the Township to request final inspections for issuance of Certificate of Occupancy (C.O.). The Township will inspect your dwelling and advise you of any code deficiencies related to the Building Code. The Township will also inspect your sitework to determine if all areas of the site are stabilized, growing grass, graded properly, etc. in accordance with the permit. Most homeowners complete their building and give very little attention to completing the yard, driveway, or other outside features. In all cases, the lot features must be complete, along with the dwelling, prior to being given a C.O. In some cases, especially during the winter months, some parts of a lot cannot be completed, such as planting grass, paving a driveway, etc. During these months, the Township may require you to post an escrow, which is an amount of money equal to the cost of completing the required lot items, and you may receive a Temporary C.O., in order to give you a few months to complete the sitework items. At the completion of the sitework, your lot will be re-inspected and the escrow will be returned to you if all items are complete.

BEDMINSTER TOWNSHIP ZONING OFFICE
432 ELEPHANT ROAD
PERKASIE, PA 18944
215-249-3320 FAX# 215-249-8270

MEMORANDUM: ZONING PERMIT APPLICATION

Outlined below are the requirements for processing an application to the Zoning Office for review and approval. The zoning application is in duplicate, a copy to the applicant, Zoning Office, and Bucks County Board of Assessment. The purpose is to regulate the setback and use requirements as set forth by the Township's Zoning Ordinance.

To complete the application the following items are required:

1. **Provide a site plan** consisting of a plot plan drawn on a minimum of an 8 1/2 x 11" sheet of paper. The plan must show the location of the project as well as all buildings, accessory buildings (garage, sheds, pool, etc.) and set back distances from the front, side and rear property lines. The plan should also indicate the location of any wells, septic systems, easements, floodplain, ponds, etc.
2. **Provide a copy of the permit issued by the Bucks County Department of Health** for on-site sewage disposal. Show the approximate location of the sewage disposal system on the site plan. The system including the septic tank should be positioned at least 100 feet from the well at an elevation lower than the well if possible.

If you have any questions regarding on-site sewage disposal, contact the Quakertown office of the Bucks County Department of Health at 215-536-6500.

3. **Submit an approved Well Drilling Permit** along with a copy of the Well Drillers Report and a copy of the test results from a state certified water laboratory.
4. **Driveway Access Permit** onto either a State or Township maintained roadway. You must first obtain a permit from the Township for Township roads and from PennDot for state roads. Arrangements for this permit are made by calling PennDot's Doylestown office at 215-345-6060. State maintained roads are:

Bedminster Road (Route 113)	Dublin Pike (Route 313)	Irish Meetinghouse Road
Blue School Road	Durham Road (Route 413)	Kellers Church Road
Carversville Road	Easton Road (Route 611)	Old Bethlehem Road
Creek Road	Elephant Road	Quarry Road
Dark Hollow Road	Fretz Valley Road	Ridge Road
Deep Run Road		

5. **Provide a copy of a valid Erosion, Sediment Controls and Storm Water Management Plan approval**, which is required for all commercial and industrial building sites. Residential sites of 1000 square feet or more, which require earthmoving activities (basements, pond, long driveways requiring heavy cuts or fill, grading, excavation, removal of topsoil, trees or other vegetation cover, etc.) shall not commence until such time as a **Soil Erosion and Sedimentation Control Plan for A**

Low Hazard Site has been approved by the Bucks County Conservation District, which can be reached at 215-345-7577.

- 6. Grading permits are required for sites disturbing in excess of 1,000 square feet.**
- 7. Provide copy of the property deed.**

Accessory buildings over 500 square feet shall require a building permit.

Make check payable to: **Bedminster Township**
Application should be submitted to the Zoning Officer at the following address:

Bedminster Township Municipal Building
432 Elephant Road
Perkasie, PA 18944

Zoning office hours: Monday - Friday 8:00 to 4:00

III. ZONING FEES

A.	Residential/Nonresidential Zoning Permit	
1.	Residential	\$50.00 + \$0.10/square foot gross floor area
2.	Commercial	\$250.00 + \$0.10/square foot gross floor area
3.	Agricultural New Construction	\$50.00

Gross floor area includes garage, corridors, stair, closets, attic and basement, etc. Crawlspace with a maximum height of five (5) feet at their highest point are excluded from square foot calculations.

Agricultural new construction is defined as farm buildings or other structures for agricultural production purposes including, but not limited to, silos and barns. This fee applies only to applicants whose full-time occupation is farming.

B.	Nonresidential Use and Occupancy Permit	\$100.00
C.	Accessory Home Occupation Use Permit	\$75.00
D.	Residential Use and Occupancy Permit	\$50.00
E.	Sign Permit	\$75.00
F.	Temporary Political Sign Permit	\$10.00 + \$25.00 escrow deposit to guarantee removal of the signs at termination of the permitted time period.
G.	Family Accessory Apartment Permit	\$50.00
H.	Zoning Determination Requests	\$50.00
I.	Commercial Pool Permit	\$500.00
J.	Cell Tower Permit	\$250.00
K.	Permanent Fence Permit	\$45.00
L.	Historic Resources	
1.	Relocation	\$250.00
2.	Demolition	Class I - \$1,000 Class II - \$500.00 Class III - \$250.00
3.	Historic Review	Professional Services \$500.00 escrow deposit

Agreement and

VI. MISCELLANEOUS

A.	Peddling/Solicitation Permit	
1.	Basic Fee	\$50.00
2.	Each additional Permittee	\$5.00

B.	Junkyard Permit	\$150.00
C.	Road Opening Permit	\$100.00 + \$255.00 for Township installation
D.	Wells	
	1. Well Drilling Permit	\$75.00
	2. Well Depletion Fund	\$1,000.00 per dwelling unit or edu
E.	Contractors Registration Application	\$25.00
F.	Playground Permit	\$200.00
G.	Grading Permit (Including Forestry Permits)	
	1. Basic Fee	\$100.00 + \$10.00/1,000 square feet, or any part thereof, of total disturbance
	2. Re-inspection	\$100.00
H.	Demolition Permit	\$50.00 per structure
I.	Blasting Permit	\$100.00 + \$1.00/10 square feet of material removed
J.	Accident Report	
	1. Basic Fee	\$15.00
	2. Additional Pages/Photographs	Varies. Based upon cost of reproduction
K.	Fireworks Display Permit	\$100.00
L.	Temporary Uses, Events, Trailers	\$50.00
M.	Photocopies	First 4 copies are free. Any additional copies are \$0.25 per copy
N.	Use of Township Building or Annex Building by private / community groups	\$45.00

BEDMINSTER TOWNSHIP ZONING APPLICATION
492 ELEPHANT ROAD, PERKASIE, PA 18944

TAX PARCEL NO. _____ ZONING CLASSIFICATION: _____ DATE: _____

DEVELOPERS LOT NO. _____

APPLICANT:

Name _____ Phone Number _____

Address _____

OWNER: (If different from Applicant; if same as Applicant, write "same")

Name _____ Phone Number _____

Physical Address _____

Mailing address if different _____

RELATIONSHIP BETWEEN OWNER AND APPLICANT, IF NOT SAME PERSONS: _____

CURRENT USE OF PROPERTY: Agriculture/Residence Commercial/Industrial

RESIDENTIAL INDICATE NUMBER OF DWELLING UNITS _____

ARE ALL RENTAL OCCUPANTS LISTED WITH THE TOWNSHIP? (Registration required) Yes No

CHECK APPLICABLE BOX: Construction of new building Use Permit Demolition

Addition to existing building Alterations and repairs to existing building

Pools: (circle one) inground above ground

BRIEFLY DESCRIBE THE NEW CONSTRUCTION, ADDITIONS, ALTERATIONS OR REPAIRS:

SIZE AND TYPE OF CONSTRUCTION: (Frame, brick, etc.) _____

DOES THIS PROPERTY INCLUDE WETLANDS? Yes No FLOOD PLAIN? Yes No

IS THIS PROPERTY SUBJECT TO DEED RESTRICTIONS? _____

LOT AREA _____ ACRES _____ ESTIMATED COST OF PROJECT? _____

TOTAL BUILDING COVERAGE ON PROPERTY: _____ SQ. FT. (INCLUDING THIS APPLICATION)

PROPOSED USE OF NEW CONSTRUCTION: _____

ESTIMATED START DATE _____ ESTIMATED DATE OF COMPLETION: _____

(Attach additional sheet if necessary)

(BEDMINSTER TOWNSHIP ZONING APPLICATION *continued*)

FEE: \$ _____ payable to "Bedminster Township Board of Supervisors".

APPLICANT CERTIFIES THAT attached hereto* is a site layout drawn to scale indicating the following:

- a) **The actual dimensions and shape of lot.**
- b) **Location, dimensions and height of proposed building, structures, or uses and any existing buildings in relation to the property and street lines.**
- c) **Number, location and design of parking spaces and loading spaces, if applicable.**
- d) **Any additional plans and information reasonably necessary for the Zoning Officer to ascertain whether the proposed use, change in use, erection, alteration, or addition complies with the provisions of the ordinance.**

* **If surveyor's plan is not attached, please draw plan on 8-1/2" x 11" plain paper or drafting paper.**

SECTION 1002 of the Zoning Ordinance states: Any use listed in the use section of the Ordinance may not be established or changed; no structure shall be erected, constructed, reconstructed, altered, razed, removed, and no building used or occupied, or changed in use, until a zoning permit has been secured from the Zoning Officer. Upon completion of changes in use or construction, reconstruction, alteration or moving of structures, the Applicant shall notify the Zoning Officer of such completion. No permit shall be considered as complete or as permanently effective until the Zoning Officer has noted on the permit that the work or occupancy and use have been inspected and approved as being in conformity with the provisions of this Ordinance.

No permit for any use or construction which will involve the on-site disposal of sewage or waste and no permit for a change in use or alteration which will result in an increased volume of sewage or waste to be disposed of on the site shall be issued until a certificate of approval has been issued by the Bucks County Department of Health.

Applicant certifies the foregoing statements and data presented are true and complete and that the instructions of the Zoning Officer are clearly understood.

APPLICANT _____

DATE _____

IF YOU HAVE ANY QUESTIONS CALL THE TOWNSHIP OFFICES—215-249-3320

(BEDMINSTER TOWNSHIP ZONING APPLICATION *continued*)

FEE: \$ _____ payable to "Bedminster Township Board of Supervisors".

APPLICANT CERTIFIES THAT attached hereto* is a site layout drawn to scale indicating the following:

- a) **The actual dimensions and shape of lot.**
- b) **Location, dimensions and height of proposed building, structures, or uses and any existing buildings in relation to the property and street lines.**
- c) **Number, location and design of parking spaces and loading spaces, if applicable.**
- d) **Any additional plans and information reasonably necessary for the Zoning Officer to ascertain whether the proposed use, change in use, erection, alteration, or addition complies with the provisions of the ordinance.**

* **If surveyor's plan is not attached, please draw plan on 8-1/2" x 11" plain paper or drafting paper.**

SECTION 1002 of the Zoning Ordinance states: Any use listed in the use section of the Ordinance may not be established or changed; no structure shall be erected, constructed, reconstructed, altered, razed, removed, and no building used or occupied, or changed in use, until a zoning permit has been secured from the Zoning Officer. Upon completion of changes in use or construction, reconstruction, alteration or moving of structures, the Applicant shall notify the Zoning Officer of such completion. No permit shall be considered as complete or as permanently effective until the Zoning Officer has noted on the permit that the work or occupancy and use have been inspected and approved as being in conformity with the provisions of this Ordinance.

No permit for any use or construction which will involve the on-site disposal of sewage or waste and no permit for a change in use or alteration which will result in an increased volume of sewage or waste to be disposed of on the site shall be issued until a certificate of approval has been issued by the Bucks County Department of Health.

Applicant certifies the foregoing statements and data presented are true and complete and that the instructions of the Zoning Officer are clearly understood.

APPLICANT _____

DATE _____

IF YOU HAVE ANY QUESTIONS CALL THE TOWNSHIP OFFICES—215-249-3320