

WEST GROVE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

APPLICATION FOR BUILDING PERMIT

In connection with erection of new buildings, additions, alterations, repairs, raising, moving, removing or tearing down of any building or part of same.

PERMIT NO. _____ USE _____

DATE _____

TO; The Building/Zoning Officer, West Grove Borough, Chester County, PA

APPLICANT _____
Name of Owner (Please Print) Address Phone No.

TAX PARCEL NUMBER _____

Application is hereby made for a permit to _____

Site location _____
(lot no.) (house no.) (street or road)

Zoning District _____

Plot of Ground _____ x _____
(frontage) (depth)

The building is to be used as _____

<i>Summary of Estimated Cost</i>		<i>Permit Fees</i>
Building	\$ _____	\$ _____
Garages	\$ _____	\$ _____
Porches	\$ _____	\$ _____
Zoning	\$ _____	\$ _____
Other	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

Garage	Basement	1st Floor	2nd Floor	Total
Floor area (Sq. Ft.) _____	_____	_____	_____	_____

I declare under the penalties of perjury that this application (including any accompanying plans and specifications) has been examined by me and to the best of my knowledge and belief is a true, correct and complete application. All construction must conform to standard engineering practices.

FEES \$ _____ (signature) OWNER

APPROVED DISAPPROVED (signature) BUILDER OR CONTRACTOR

DATE _____ (Address of Builder or Contractor) (phone no.)

Building / Zoning Officer

NOTE: Two sets of plans and specifications shall accompany the application as well as two plot plans showing the size of the lot and the location of improvements thereon, giving side, rear and front yard requirements. Applicants must complete the attached insurance form pursuant to the Workers Compensation Reform Act P.A. 44.

WEST GROVE BOROUGH

PROCEDURE FOR APPLICATION FOR A RESIDENTIAL BUILDING PERMIT UNDER THE PARAMETERS OF ACT 45 THE UNIFORM CONSTRUCTION CODE/2003 INTERNATIONAL RESIDENTIAL CODE

Section R105.3. Application for Permit, of the International Residential Code requires the following documentation to be submitted:

The application shall be accompanied with the following plans and specifications:

- IRC-R106 – Plans and Specifications: The application for the permit shall be accompanied by not less than two (2) copies of specifications and of plans sealed by a registered design professional drawn to scale, with sufficient clarity and detail dimensions to show the nature of character of the work to be performed. The building official may waive the requirements of construction documents and/or the seal of a registered design professional when the work involved is of a minor nature.
- IRC-R106.2 – Site Plan: There shall also be a site plan showing to scale the size and location of all the new construction and all existing structures on the site, distances from lot lines. In the case of demolition the plot plan shall show all construction to be demolished and the location and size of all existing structures and construction that are to remain on the site of plot.
- Zoning Permits and a site plan are required for detached accessory structures under 1000 square feet and decks less than 30 inches from finished grade are considered non-regulated structures. A Building Permit is NOT required.

No permit will be issued without required plans and specifications being submitted. Also, a permit will not be issued until the appropriate fees have been paid in accordance with Section R108. Fees shall be established by Borough Council currently in use at the time of application. A use & occupancy permit will NOT be issued until the permit fee along with all inspection fees has been paid.

QUESTIONS? PLEASE CONTACT THE BULDING OFFICIAL @ 610.692.9232.

MANDATORY WORKERS' COMPENSATION INSURANCE COVERAGE INFORMATION
(Attach to Building Permit Application)

A. Name of Applicant _____
Federal or State Employer or Tax Identification No. _____

B. The applicant is a contractor with the meaning of the Pennsylvania Workmen's Compensation Law. _____ YES _____ NO

If the answer is Yes, complete Section C below
If the answer is No, complete Section D below

C. Insurance Information

Applicant is a qualified self-insurer for workmen's compensation
_____ Certificate Attached

Name of Workmen's Compensation Insurer _____
Workmen's Compensation Insurance Policy No. _____
_____ Certificate Attached

The undersigned deposes and says that the information set forth above is true and correct to the best of the knowledge, information and belief of the undersigned and that such is given subject to the penalties of 1Spa.C.S., Section 4904, relating to unsworn falsification to authorities.

Signature of Applicant

D. Exemption

Complete this section if the applicant is a contractor claiming exemption from providing worker's compensation insurance.

The undersigned swears or affirms that he/she is not required to provide workers' compensation insurance under the provision of Pennsylvania Workers' Compensation Law for one of the following reasons as indicated.

_____ Contractor with no employees. Contractor prohibited by law from employing any individual to perform work pursuant to this building permit unless contractor provides proof of insurance as required by Section C above.

_____ Religious exemption under the Workmen's Compensation Law.

Commonwealth of Pennsylvania

County of Chester

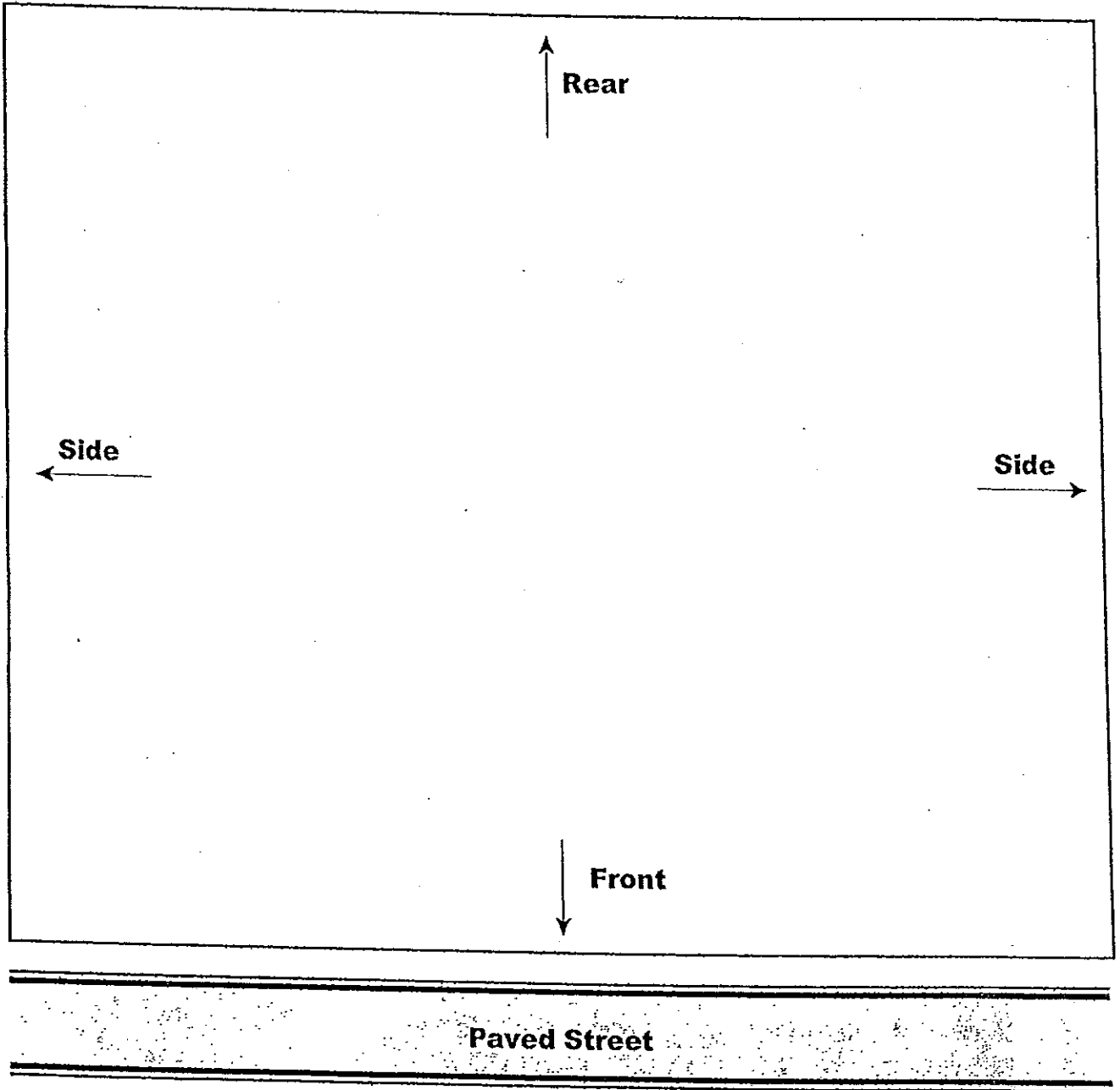
Subscribed and sworn to before me this
_____ day of _____, _____

Signature of Applicant

Address of Applicant

Job Site: _____

PLOT PLAN



Draw in perimeter of existing structure and proposed addition showing setback distances

Note to Applicant:

1. Draw the actual location of existing structure.
2. Draw in the proposed addition, etc. to this structure
3. Show the actual distances of the proposed structure from property lines and utility easements as they will exist once construction is completed.

COUNTY OF CHESTER ASSESSMENT OFFICE

313 W. MARKET STREET, SUITE 4202, P.O. BOX 2748, WEST CHESTER, PA 19380-0991

610-344-6105
Fax 610-344-5902
www.chesco.org

JONATHAN B. SCHUCK, MBA CPE
Director of Assessment

Dear Property Owner:

As you have applied for a building permit from your municipality, the county Assessment Office would like to advise you of the steps surrounding our involvement in the process. We would like to make sure that you are aware of what will take place during construction and after the improvement is finished.

- 1) The municipality is required to supply a list of all building and zoning permits to the Assessment Office monthly.
- 2) An assessor will visit your property when they are in your municipality (generally rotate through every 2 – 3 months).
- 3) When arriving at your property, the assessor will come to the front door and identify themselves wearing a Chester County I. D. badge and will present a business card. They will ask you questions about the building permit and may need to measure the improvements (from the outside).
- 4) If you are not home when the assessor arrives, a business card will be left with a note on the flip side of the card. The assessor will proceed to the improvement and measure if the work is sufficiently complete. Otherwise they will mark it for a revisit the next time they are in the municipality.
- 5) Please cooperate with the assessor, as he or she is simply trying to get the correct information about your improvement, so there will be no mistakes on the county record.
- 6) After the construction is finished or 30 months has elapsed your improvement will be assessed and added to your property record card.
- 7) You will receive a notice from our office changing your assessment reflecting the addition of the new improvement. If you require more information please call our office at 610-344-6105 and ask to speak to the assessor assigned to your municipality.

It is the intention of this letter to inform you of the assessment process so that you realize that we will be visiting your property. Please note that due to time constraints we generally **do not make appointments**, unless absolutely necessary. Please be patient when an assessor knocks on your door and answer any questions to the best of your ability. Thank you for your anticipated cooperation.

Sincerely,
Jonathan B. Schuck
Director
Susan L. Caldwell, CPE.
Chief Assessor

Taxing Authority-please run additional copies of this letter when your supply runs low.

WEST GROVE BOROUGH

BUILDING PERMIT REQUIREMENT CHECKLIST

In order to expedite your permit application the following documentation may be required as a condition for approval:

_____ Completed Building Permit Application

_____ Completed Plumbing Permit Application

_____ Completed Plumbers Registration

_____ Completed HVAC Permit Application

_____ Completed Electrical Permit Application

_____ Completed Grading Permit Application

_____ New Construction must comply with the International Energy Conservation Code

_____ Workers' Compensation Form pursuant to the Workers' Compensation reform Act, P.A. 44. Homeowners are **NOT** considered contractors.

_____ Two sets of Blueprints depicting scope of work. The plans must be sealed by a Registered Architect. The Building Official may waive the registered design professional seal if the work is of a minor nature.

_____ Two Plot Plans indicating Zoning Requirements, Driveway, Utilities, etc.

_____ Two sets of Grading Plans demonstration compliance with proper Stormwater Management, Erosion & Sediment Controls etc.

_____ Road Opening Permit for new access to lot indicating clear sight triangle, distances, drainage swales.

_____ Portable Water Permit

_____ Sewage Permit

_____ Homeowners Association Approval (if applicable)

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

This list does not preclude any other governmental approvals. When in doubt, please contact the Building Inspector, Tom Lowry at 610.692.9232.