

TOWNSHIP OF CUMRU

1775 WELSH ROAD
MOHNTON, PA. 19540
www.cumrutownship.org

Commercial Building Permit Application

Note: Storm Water Permit may be required.

Note: " A PERMIT MAY BE DENIED IN ACCORDANCE WITH THE PROVISIONS OUTLINED IN ACT 90 OF 2010, THE NEIGHBORHOOD BLIGHT RECLAMATION AND REVITALIZATION ACT"

AN OWNER'S AFFIDAVIT OF CONSENT MUST BE FILLED OUT; OR A LETTER OF AUTHORIZATION FROM THE OWNER MUST BE ATTACHED.

Date: _____

Permit #: _____

Owner: _____

Address: _____

Phone #: _____

Email: _____

Prefer Contact: Phone Email

Contractor: _____

Address: _____

Phone #: _____

Email: _____

Prefer Contact: Phone Email

Job Location: _____

Type of Improvement:

New Building: Addition: Accessory Structure: Alteration/Renovation/Repair:

Tent/Temporary Structure: Specialty Structure: Retaining Wall: Renewable Energy: Other:

If other is checked above, then describe the type of improvement: _____

Floor Area:

Sq. Ft. of Basement: _____ Sq. Ft. of 1st Floor: _____ Sq. Ft. of 2nd Floor: _____

Sq. Ft. of 3rd Floor: _____ Sq. Ft. of Attics 7' and over: _____

Sq. Ft. of attached Garage: _____ Sq. Ft. of Porch/Stoop: _____

Sq. Ft. of Deck: _____ Sq. Ft. of Accessory structure or other: _____

Total Square Footage: _____

Total estimated cost of project: _____

Facilities:

of Proposed Restrooms: _____ # of Existing Restrooms: _____

Commercial: NEW BUILDING

Includes electrical, mechanical, plumbing, fire protection permits & CO.
Electrical plan review billed separately per section (A) (9)

		Fee Charge
<input type="checkbox"/> Zoning Review	\$100.00	_____
<input type="checkbox"/> Building Permit- 1% of the contract cost		_____
<input type="checkbox"/> Plan Review Fee	\$200.00	_____
<input type="checkbox"/> Rough Inspection	\$125.00	_____
<input type="checkbox"/> Final Inspection	\$125.00	_____
<input type="checkbox"/> Any Additional Inspections (per visit)	\$125.00	_____
<input type="checkbox"/> State Surcharge	\$4.50	_____
	Total:	_____

Addition to a primary **Commercial** structure and specialty structures e.g., tanks, towers etc.

Other permits may be required, e.g., electrical, mechanical, plumbing. Includes CO
Electrical plan review billed separately section (A) (9)

		Fee Charge
<input type="checkbox"/> Zoning Review	\$100.00	_____
<input type="checkbox"/> Building Permit – 1% of the contract cost		_____
<input type="checkbox"/> Plan Review Fee	\$200.00	_____
<input type="checkbox"/> Rough Inspection	\$125.00	_____
<input type="checkbox"/> Final Inspection	\$125.00	_____
<input type="checkbox"/> Any Additional inspections (per visit)	\$125.00	_____
<input type="checkbox"/> State Surcharge	\$4.50	_____
	Total:	_____

Accessory building or detached structure greater than 140 sq. ft.

Other permits may be required, e.g., electrical, mechanical, plumbing.

		Fee Charge
<input type="checkbox"/> Zoning Review	\$100.00	_____
<input type="checkbox"/> Clothing Drop-Off Box	\$100.00	_____
<input type="checkbox"/> Building Permit (140 square feet or less)	\$200.00	_____
<input type="checkbox"/> Building Permit (141 square feet and greater)	\$200.00	_____
<input type="checkbox"/> Greater than 141 sq. ft. \$.30 x _____		_____
<input type="checkbox"/> State Surcharge	\$4.50	_____
	Total:	_____

Commercial Alteration/Renovations/Repair

Includes, CO. Other permits may be required, e.g., zoning, electrical, mechanical, plumbing
Electrical plan review billed separately section (A) (9)

Fire Protection Permit Could be required

		Fee Charge
<input type="checkbox"/> Building Permit – 1% of the contract cost		_____
<input type="checkbox"/> Plan Review	\$200.00	_____
<input type="checkbox"/> Rough Inspection	\$125.00	_____
<input type="checkbox"/> Final Inspection	\$125.00	_____
<input type="checkbox"/> Any Additional Inspections (per visit)	\$125.00	_____
<input type="checkbox"/> State Surcharge	\$4.50	_____
	Total:	_____

[Type here]

Tent or temporary sales structure (<180 days):

(Includes Christmas tree sales

		Fee Charge
<input type="checkbox"/> Zoning Review	\$100.00	_____
<input type="checkbox"/> Tent without banners	\$100.00	_____
<input type="checkbox"/> Tent with banners	\$200.00	_____
	Total:	_____

Retaining Walls over 4 feet in height:

Engineer structural review & inspections may be required.

		Fee Charge
<input type="checkbox"/> Zoning Review	\$100.00	_____
<input type="checkbox"/> Building Permit (Flat fee)	\$100.00	_____
<input type="checkbox"/> Linear foot \$.40 x _____		_____
<input type="checkbox"/> State Surcharge	\$4.50	_____
	Total:	_____

Renewable Energy Systems: (Includes electrical permit, 3rd party inspector required)

Roof mounted: Engineer structural certification required

		Fee Charge
<input type="checkbox"/> Building Permit (Flat fee)	\$300.00	_____
Ground mounted:		
<input type="checkbox"/> Zoning Review	\$100.00	_____
<input type="checkbox"/> Building Permit (Flat fee)	\$300.00	_____
<input type="checkbox"/> Square footage of ground cover \$.20 x _____		_____
<input type="checkbox"/> State Surcharge	\$4.50	_____
	Total:	_____

**ALL WORK SHALL CONFORM TO APPLICABLE STATE CODES
Description, Plans, & Specifications may be required**

Inspection Fees:

The Building permit fee shall include inspections for each of the following items: footing, foundation, rough framing, steel, accessibility, life safety, energy, wallboard and final. Other permits e.g., plumbing, mechanical, etc., inspections will be determined according to the scope of the work being performed. Electrical Inspection must be completed by a 3rd party. Fee for this inspection is paid by the Permit Owner. The permit holder will be responsible for scheduling inspections with the Township Inspection Staff. The fees for any re-inspections, as may be required due to an item failing the initial inspection, will be invoiced to the Permit Holder in the amount of \$125.00. Storm water permit and inspection may be required, depending upon the proposed project.

Please check yes or no to each of the following:

This project will disturb more than 5,000 square feet of soil.

Yes: No:

Please sign below that the above information is correct and if you have answered yes to the above, you will need to certify that the Berks County Conservation District has been contacted regarding an Erosion and Sedimentation Pollution Control Plan for Application Number _____, and they have stated one is not required.

Signature Required; _____

Print; _____

SITE LOCATION:

AT (Location) _____
(No.) (Street)

Between _____ and _____
(Cross Street) (Cross Street)

Subdivision: _____ Lot: _____ Block: _____ Lot Size: _____

Site Located within identified Flood-Prone Area: Yes: No:

Lowest Floor Elevation: _____ 100 Year Flood Elevation: _____
(Including basement)

Township staff may require further verification of floodplain proximity to proposed project. Any proposal to build within a floodplain requires additional reviews and approvals.

I acknowledge receipt of the Commercial Building Permit Application Form and will comply will all applicable Ordinances and Inspections.

Signature: _____

Print Name: _____ Owner: Contractor: Applicant:

Approvals:

Zoning Officer: _____ Date: _____

Building Code Official: _____ Date: _____

[Type here]

TOWNSHIP OF CUMRU INSPECTIONS
Minimum Standards
Additional standards and inspections may apply.

Building Inspections

1. Footing:
 - a. Before pouring we are looking for virgin soil and size of formed footers
 - b. Frost footings
2. Foundation:
 - a. Anchoring
 - b. Wall thickness
 - c. How the footing drain is being handled
 - d. Vapor barrier under concrete basement floor
3. Framing:
 - a. Proper drilling and notching of joists
 - b. Rough-in electrical inspection –
 - c. Tempered safety glass (if required)
 - d. Rough-in of smoke and carbon monoxide detectors
 - e. Check fire blocking
 - f. Insp. before insulation
4. Insulation:
 - a. Check R-Values of insulation
5. Final:
 - a. Final Electrical Inspectors sticker
 - b. Smoke detectors
 - c. Stair and railings
 - d. Safety hazards
 - e. Site grading

Plumbing Inspections

1. Underground:
 - a. Underground sanitary water or air test and visual
 - b. Water service visual
 - c. Proper sump pump pits for perimeter drain
 - d. Visual outside sanitary sewer
 - e. Line connecting to municipal sewer is inspected by Sewer Department. Outside sanitary sewer line connection to on-lot septic system inspected by Building Inspector.
 - f. Sewer line must be under footers – when possible
2. Rough-In:
 - a. Water or AIR tests on all water & sanitary lines
3. Final:
 - a. Access panels at floor level to get to all slip joints and motors for all bath and whirlpool tubs
 - b. All sump pits must have pumps installed and proper lids or gravity flow to daylight
 - c. All buildings with wells must have well information returned to Township prior to receiving occupancy.
 - d. Rain leaders must divert water away from foundation.

Mechanical Inspections

1. Gas line must have proper valves and may require grounding
2. Proper handling of condensate line