

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: X _____

Permit #: _____

Owner: X _____

Address: X _____

Phone #: X _____

Email: X _____

Prefer Contact: Phone Email

Contractor: X _____

Address: X _____

Phone #: X _____

Email: X _____

Prefer Contact: Phone Email

Job Location: X _____

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: Fire Escape

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: 364

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

		Fee Charge
<input type="checkbox"/> Permit Processing Fee	\$50.00	_____
<input type="checkbox"/> Zoning Review	\$100.00	_____
<input type="checkbox"/> Building Permit – 1% of the contract cost		_____
<input type="checkbox"/> Plan Review Fee \$80.00 dollars per hour		_____
<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

Other permits may be required depending on the scope of the work
Electrical, Mechanical, and plumbing
Electrical plan review billed separately section (A) (9)

		Fee Charge
<input type="checkbox"/> Permit Processing Fee	\$50.00	_____
<input type="checkbox"/> Zoning Review	\$100.00	_____
<input type="checkbox"/> Building Permit – 1% of the contract cost		_____
<input type="checkbox"/> Plan Review Fee \$80.00 dollars per hour		_____
<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	_____

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

Other permits may be required, depending upon the scope of the project.

		Fee Charge
<input type="checkbox"/> Permit Processing Fee	\$50.00	_____
<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:	_____

[Type here]

Commercial Alteration/Renovations/Repair

Includes, fire protection permits & CO.

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

Electrical plan review billed separately section (A) (9)

		Fee Charge
<input type="checkbox"/> Permit Processing Fee	\$50.00	_____
<input type="checkbox"/> Zoning Review	\$100.00	_____
<input type="checkbox"/> Building Permit – 1% of the contract cost		_____
<input type="checkbox"/> Plan Review Fee \$80.00 dollars per hour x 2 hours		_____
<input type="checkbox"/> Rough Inspection	\$125.00	_____
<input type="checkbox"/> Final Inspection	\$125.00	_____
<input type="checkbox"/> Any Additional Inspections (per visit) x two	\$125.00	_____
<input type="checkbox"/> State Surcharge	\$4.50	_____

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:

Specialty Structure, e.g. tower, tank,etc

Electrical permit fee additional, if required. Electrical review billed separately. Structural certification or other doc(s) may be required.

		Fee Charge
<input checked="" type="checkbox"/> Permit Processing Fee	\$50.00	\$50.00 _____
<input checked="" type="checkbox"/> Zoning Review	\$100.00	\$100.00 _____
<input checked="" type="checkbox"/> Plan Review Fee if required \$80.00 per hour 1hour		\$80.00 _____
<input type="checkbox"/> Building Permit – 1% of the contract cost		\$20.00 _____
<input checked="" type="checkbox"/> Rough Inspection	\$125.00	\$125.00 _____
<input checked="" type="checkbox"/> Final Inspection	\$125.00	\$125.00 _____
<input type="checkbox"/> Any Additional Inspections (per visit)	\$125.00	_____

Total: \$500.00

Retaining Walls over 4 feet in height:

Engineer structural review & inspections may be required.

		Fee Charge
<input type="checkbox"/> Permit Processing Fee	\$50.00	_____
<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

<input type="checkbox"/> Permit Processing Fee	\$50.00	_____	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 \$100.00. 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)

[Type here]

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: X _____

Print Name: X _____ Owner: Contractor: Applicant:

Approvals:

Zoning Officer: _____ Date: _____

Building Code Official: _____ Date: _____

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