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Building Permit Application Instructions

Instructions:

- This application is to be used for the following:
 - Residential and commercial additions, demolition, modifications & alterations
 - Decks, patios, pools/hot tubs, and accessory structures greater than 250 ft²
 - New residential and commercial construction
- All exterior changes to a property must conform to required Zoning dimensional regulations (see page 2).
- Applications that result in an increase of impervious coverage must also fill out a Stormwater, Erosion Control & Grading Application.
- All applications and attachments must be legible and must be submitted with two (2) sets of plans, drawings, manufacturer specification sheets, and any other relevant information. Digital submissions are recommended as supplemental to hard copies. Applications without all necessary information will not be considered administratively complete until all submission requirements are met.
- All Building Permit Applications must include the following:
 - A valid PA Contractors License (PA Home Improvement Contractors Only)
 - A valid Westtown Township Contractors Registration Form (Non-Home Improvement Contractors Only)
 - A valid Certificate of Insurance
 - If a homeowner who is not a contractor is doing the installation, you must include a completed Westtown Township Mandatory Workers Compensation Form
- The cost of construction and property owner's signature must be included on the first page of the Building Permit Application. A signed contract between the property owner and the contractor may be substituted for signature of the property owner on the first page of the Building Permit Application.
- When a permit is issued for residential alterations, repairs, or additions, the entire building must have functioning smoke detectors pursuant to 2018 IRC §313 (see page 2 for requirements).
- Homeowners or contractors are required to contact PA One Call, by dialing 8-1-1 at least three business days before beginning any digging or excavation project.
- All work performed in conjunction with any permit shall conform with the Pennsylvania Uniform Construction Code (PA UCC), all current adopted building codes, and all Westtown Township Ordinances.
- All accessibility issues according to ANSI 117.1-2003 will be required and enforced where applicable.
- The Building Code Official has the right to modify or alter the contract price based on the ICC Fair Market Rate and/ or square footage calculation for this project if the property owner acts as a contractor or for any other reason deemed necessary.
- All plan reviews & inspections are conducted by Westtown Township's third party Building Code Official, Code Inspections, Inc. Please contract Code Inspections at 610-476-6156 with any construction code questions, permit fee estimates, and to schedule all inspections .
- For other permits and applications, please visit <http://www.westtownpa.org/permits-applications/>

Building Permit Application Instructions, Con't

International Residential Building Code for One and Two Family Dwellings

SECTION R 313- SMOKE ALARMS

R 313.1 Smoke detection and notification

All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.

Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by this section for smoke alarms, shall be permitted. The household fire alarm system shall provide the same level of smoke detection and alarm as required by this section for smoke alarms in the event the fire alarm panel is removed or the system is not connected to a central station.

R 313.2 Location

Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each sleeping area in the immediate vicinity (20 ft) of the bedrooms.
3. On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level, provided that the lower level is less than one full story below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

R 313.2.1 Alterations, repairs and additions

When alterations, repairs, or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings; the smoke alarms shall be interconnected and hard wired.

Exceptions: Interconnection and hardwiring of smoke alarms in existing areas shall not be required when the alterations or repairs do not result in the removal of interior walls or ceiling finishes, unless there is an attic, crawl space or basement which would provide access for hardwiring and interconnection. Work involving the exterior surfaces of dwellings is exempt from these requirements.

Westtown Township Zoning Requirements

	Front Setback	Side Setback	Rear Setback	Impervious Cover
A/C District	50 feet*	50 feet	50 feet	15 % max
R-1 District	60 feet*	25 feet	50 feet	20% max
R-2 District	40 feet*	10 foot min. 30' combined	30 feet	20% max 25% max**
M-U District [†]	SFD - 30 feet	5 feet min. 18' combined	10 feet	50% max
Swimming Pool (in-ground or above-ground where water depth is 24" or greater)				
All Districts	Not permitted	25 feet	25 feet	
Equipment	Not permitted	15 feet	15 feet	
Accessory Structures (e.g. sheds, detached garage)				
All Districts	Not permitted	Equivalent to height of the structure		

* Front yard setbacks are measured from the edge of the right-of-way. Additional setback restrictions may apply for properties with frontage on State Routes 202, 3, or 926. Contact the Township Zoning Officer for questions regarding rights-of-way.

** For properties with both public sewer and water.

[†] For single-family homes. Contact the Township for information pertaining to townhomes.