Historical Structure
Yes_____ No_____

APPLICATION FOR PLAN EXAMINATION AND BUILDING PERMIT

NO. _____ STREET _____

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*

A. TYPE OF IMPROVEMENT

1 ☐ New building
2 ☐ Addition *(If residential, enter number of new housing units added, if any, in Part D, 13)*
3 ☐ Alteration *(See 2 above)*
4 ☐ Repair, replacement
5 ☐ Wrecking *(If multifamily residential, enter number of units in building in Part D, 13)*
6 ☐ Moving (relocation)
7 ☐ Foundation only

B. OWNERSHIP

8 ☐ Private (individual, corporation, nonprofit institution, etc.)
9 ☐ Public (Federal, State, or local government)

D. PROPOSED USE – *For "Wrecking" most recent use*

Residential

12 ☐ One family
13 ☐ Two or more family – *Enter number of units* – – – – → _____
14 ☐ Transient hotel, motel, or dormitory – *Enter number of units* – – – – – – – – → _____
15 ☐ Garage
16 ☐ Carport
17 ☐ Other – *Specify* _____

Nonresidential

18 ☐ Amusement, recreational
19 ☐ Church, other religious
20 ☐ Industrial
21 ☐ Parking garage
22 ☐ Service station, repair garage
23 ☐ Hospital, institutional
24 ☐ Office, bank, professional
25 ☐ Public utility
26 ☐ School, library, other educational
27 ☐ Stores, mercantile
28 ☐ Tanks, towers
29 ☐ Other – *Specify* _____

C. COST

	(Omit cents)
10. Cost of improvement	$
To be installed but not included in the above cost	
a. Electrical	
b. Plumbing	
c. Heating, air conditioning	
d. Other (elevator, etc.)	
11. TOTAL COST OF IMPROVEMENT	$

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.

_____

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.*

E. PRINCIPAL TYPE OF FRAME

30 ☐ Masonry (wall bearing)
31 ☐ Wood frame
32 ☐ Structural steel
33 ☐ Reinforced concrete
34 ☐ Other – *Specify* _____

F. PRINCIPAL TYPE OF HEATING FUEL

35 ☐ Gas
36 ☐ Oil
37 ☐ Electricity
38 ☐ Coal
39 ☐ Other – *Specify* _____

G. TYPE OF SEWAGE DISPOSAL

40 ☐ Public or private company
41 ☐ Private (septic tank, etc.)

H. TYPE OF WATER SUPPLY

42 ☐ Public or private company
43 ☐ Private (well, cistern)

I. TYPE OF MECHANICAL

Will there be central air conditioning?

44 ☐ Yes 45 ☐ No

Will there be an elevator?

46 ☐ Yes 47 ☐ No

J. DIMENSIONS

48. Number of stories	
49. Total square feet of floor area, all floors, based on exterior dimensions	
50. Total land area, sq. ft.	

K. NUMBER OF OFF-STREET PARKING SPACES

51. Enclosed	
52. Outdoors	

L. RESIDENTIAL BUILDINGS ONLY

53. Number of bedrooms	
54. Number of bathrooms – Full	
54. Number of bathrooms – Partial	

CHECKLIST for SUBMITTAL of PERMIT APPLICATION for NEW CONSTRUCTION

IMPORTANT: Prior to submitting a building permit application, all prerequisite approved permits must be obtained pursuant to Chapter 45 of the Code of the Township of East Bradford, Section 45-8 "Complete Permit Application."

The following documents must be submitted with the permit application (other items may be required):

- ☐ 1 completed application form (be sure to sign under Section IV)
- ☐ 3 copies of the plot plan
- ☐ 2 copies of the building plans
- ☐ 1 copy of the sewage permit and/or well permit, if applicable
- ☐ 1 completed driveway permit application with detail of the driveway as specified in directions on form, if applicable
- ☐ 1 copy of the zoning compliance sheet
- ☐ 1 signed copy of the inspection instructions
- ☐ 1 copies of the contractor sheet
- ☐ 1 copy of the workers compensation insurance information:

  - ☐ Section A must be completed. Section B <u>or</u> C must be completed.
  - ☐ Section B requires certificate of workers compensation.
  - ☐ Certificate of workers compensation should be attached with the application. If the certificate is faxed later, the application will be delayed until the fax is received.
  - ☐ Section C requires notarization.

IMPORTANT NOTE CONCERNING ELECTRICAL INSPECTIONS: In accordance with the latest edition of the National Electrical Code, effective immediately, all current and future construction activities shall require the following electrical inspections by a recognized independent inspection agency:

- Electrical service inspections
- Rough wire inspections
- Final electrical inspections
- HVAC electrical connection inspections
- Underground electrical inspections

All approvals are subject to review by the Township. Municipal duplicate cards for each of the above are to be forwarded to the Township upon approval thereof.

Brenden L. Beaumont
East Bradford Township Code Enforcement Officer

EAST BRADFORD TOWNSHIP
DIRECTIONS FOR BUILDING PERMIT APPLICATIONS

PLEASE READ ALL DIRECTIONS

Each applicant must submit the following completed documents prior to issuance of a building permit:

I. Two copies of the Soil Erosion, Sedimentation & Grading Control Permit application with accompanying plans for approval. The Zoning Compliance Report must accompany this permit application.
II. One copy of the sewage permit and/or well permit, if applicable.
III. Three copies of the plot plan to scale, which is practical and legible, showing:

   A. Owner's name and address
   B. Date
   C. Lot size
   D. Metes and bounds (property description)
   E. Direction of north
   F. Right-of-way lines and dimensions
   G. Easement lines and dimensions
   H. Set-back lines
   I. Contour lines for sloping lots or spot elevations for level lots. For steeply sloping lots or lots with unusual topographic conditions, the engineer or codes enforcement officer may require a complete grading plan.
   J. Physical features, such as catch basins, utility structures, rock outcroppings, streams, existing buildings, parking areas, and driveways
   K. Location of sanitary sewerage facilities and well. Copies of sewerage and well permits must be included, if applicable.
   L. Location of structure (exact footprint) for which this permit is required
   M. Location of driveways, marked "new" or "existing"
   N. Provisions for erosion and sedimentation control and stormwater management
   O. Zoning Data- three columns, "Permitted", "Existing", "Proposed",

Example:
R-1 District

Permitted	Existing	Proposed
Gross Lot Size: three acres, minimum **Net lot area:** one acre minimum **Lot Width at Building Line:** 200 feet minimum **Lot Width at Street Line:** 50 feet minimum **Lot Width at Street Line:** 50 feet minimum **Lot Coverage:** 15% maximum **Building Coverage:** 10% maximum **Building Setback Line:** 75 feet minimum **Side Yards:** 30 feet minimum with not less than 70 feet total for both yards **Rear Yard:** 50 feet minimum **Building and accessory building or structure height:** Three stories above grade plane or 35 feet maximum		

IV. Two copies of building plans showing the below listed items. Plans must be presented in a form generally accepted by construction industry standards. Plans to be properly oriented. Reverse will not be accepted. Single line drawings are not acceptable. Basement drawings shall include all information except exterior elevations.

A. Floor plans, foundation and each floor plan @ ¼" per foot (all dimensions to be expressed in feet) – 2 copies showing materials and dimensions.

   1. Foundation walls, footings, chimneys, fireplaces, plumbing fixtures, heating equipment, required ventilating equipment, foundation drains.
   2. Exterior walls, interior partitions, stairs, window and door sizes and locations, rooms and their intended use.
   3. Structural elements, including size, materials and direction or location of beams, girders, columns, lintels, joists, rafters, studding, furring, any required finishes and bracing.
   4. If pre-engineered systems are to be used (e.g. pre-engineered joists, trusses, etc.), layout plans and shop drawings are to be submitted with sign off from design architect.

B. .Notes: place the following notes on all residential first floor plans:

   1. No vertical wires, plastic or plastic foam in return air spaces.
   2. Air conditioning condensing units shall be placed on solid concrete lintels on 3" bed of tamped crushed stone or as directed by manufacturer (3" from grade to equipment).
   3. Draftstops and firestopping at soffits and drop ceilings. Line bottoms of joists with ½" plywood or gypsum board and face of studs with ¾" plywood or 2" nominal lumber prior to building box.
   4. Foundation drain required around perimeter of basement, a 4" diameter perforated pipe, laid in crushed stone, below floor level, inside or outside of foundation and led to sump pit or grade.
   5. Egress window, each bedroom.
   6. No burial pits or burying permitted. No burning permitted. Remove all debris to a legal dumpsite.

C. Two copies of the elevations (four exterior views) showing: Finished grades, depth of foundations and footings, floor-to-floor heights, roof slopes height from grade to peak, windows, door, projections, overhangs, and exterior materials.
D. Two copies of typical wall sections showing: Materials and thickness of footings, foundation wall, sill plates, anchorage, framing, furring, sheathing, insulation, parging, damp proofing, roofing, depth of foundation, floor-to-floor heights, and final grade.
E. All plan options shall be declared prior to building permit application submission.
F. **If electrical work is proposed the applicant shall submit two copies of the electrical plans with an original approval signature by a third party Certified Electrical Plans Examiner**.

V. Buildings other than single-family dwelling may require additional information.
VI. Special structures or unusual conditions may require additional information.

FAILURE TO PROVIDE ALL INFORMATION AS REQUIRED ABOVE WILL BE CAUSE FOR DENIAL OF PERMIT.

Please direct questions to:
Brenden L. Beaumont,
East Bradford Township Code Enforcement Officer,
610-436-5108

12/2013

Soil Erosion, Sedimentation and Grading Control (on-lot) Fees

(as of January 4, 2016)

Required fees due at time of application:

1. Filing Fee **(non-refundable):** **$ 100**

2. Escrow Account Deposit: **$1,000**
   (Initial deposit for reviews and inspections. You must maintain $500 minimum in escrow account.)

East Bradford Township
Erosion and Sediment Pollution Control/Stormwater Management Permit Application

Note: Complete This Application Only After Thoroughly Reviewing The Enclosed Permit Application Information!!!

Applicant Contact Information (The applicant must be the property owner – please include name, address, all applicable telephone numbers and email addresses):

_____

_____

_____

_____

_____

Address of the Property Proposed for Alteration (if different from above):

_____

_____

_____

Tax Parcel Number (or UPI#) of the Property Proposed for Alteration:

_____

Professional Consultant Contact Information (please provide company name, address and telephone number and the name and email address of the individual at the company in responsible charge of the project):

_____

_____

_____

_____

Provide a Brief Description of the Proposed Construction (very brief, do not add pages):

_____

_____

_____

_____

_____

_____

Complete the Checklist Below Prior to Submitting Your Permit Application To Ensure Completeness:

_____ 3 Copies of a Properly Completed and Signed Permit Application (sign below)

_____ 3 Sets of Site Work Construction Plans

_____ 1 Set of Calculations Enclosed

_____ 1 Signed Copy of the Township Escrow Agreement for Review and Inspection Fees

_____ 1 Signed Check Made Payable to "East Bradford Township" in the Amount of $100.00 (Administrative/Filing fee)

_____ 1 Signed Check Made Payable to "East Bradford Township" in the Amount of $1,000.00 (One Thousand Dollars and Zero Cents)

_____ 1 Signed Copy of the Stormwater Management Maintenance Agreement (if applicable - indicate N/A in this space if not)

Certification:

I (we), the undersigned, am/are the owners of the property proposed for construction and hereby certify we have read and fully understand the application requirements and process and to the best of our knowledge, the information contained in this application is true and correct:

_____ _____

Applicant and Owner Date

_____ _____

Co-Applicant and Owner Date

East Bradford Township
Cash Escrow Agreement for Site Plan Review

THIS AGREEMENT, made this_____ day of _____ , _____ , by and between TOWNSHIP OF EAST BRADFORD, Chester County, Pennsylvania, (Township), and _____ of _____ (Property Owner and hereinafter referred to as Owner).

WITNESSETH:

WHEREAS, Owner contemplates improvements to real estate situate in the Township of East Bradford and simultaneously herewith is submitting building, erosion and sedimentation, stormwater, or other plans for review thereof and subsequent construction inspection thereof; and

WHEREAS, the consideration of said plans and improvements will require the expertise of professional personnel of said Township including, but not limited to, the Township Engineer, Township Solicitor, and Township consultants in connection with the consideration of such said plan and construction; and

WHEREAS, Owner hereby agrees to provide as security for completion of said review consideration by Township and construction inspection an escrow account for the use and benefit of Township to guarantee performance of the Owner of payment for said services as are required and reasonable.

NOW, THEREFORE, in consideration of Township relying upon the terms of the Escrow Agreement as security, and intending to be legally bound:

1. Owner hereby authorizes and directs the Township to review Owner site plans and related documents and to prepare a report of same for Township as may be required in order to access and process, without delay, the consideration of the building, erosion and sedimentation, stormwater, or other plans submitted by Owner. Said review and all services performed relative thereto shall be carried out in accordance with good engineering and legal practices and Rules and Regulations of Township.

2. Owner agrees that charges and fees for review and preparation of said plans by the Township Engineer, Township Solicitor and necessary Township land planning and related consultants, together with legal fees and administrative costs and expenses which Township may incur in connection therewith, including construction inspections, shall be paid from said fund upon demand.

3. Owner hereby deposits with Township in escrow the sum of <u>one thousand ($1,000.00)</u> dollars as security for the payment of all costs and expenses, charges and fees, as set forth in paragraph 2 hereof which may be incurred by Township hereunder.

4. The Township will not commence processing the application until said security deposit has been made with Township. Failure by the Owner to maintain the escrow as agreed herein may cause delays and / or stoppage of application processing and said reviews by Township (Ref: Board of Supervisors November 11, 1980 Resolution).

5. The amount of <u>five hundred ($ 500.00)</u> dollars shall be the minimum amount on deposit with Township at all times in order to pay for the aforementioned services.

When the amount held in escrow is at or below said minimum amount, Owner shall deposit an additional sum in the amount of five hundred ($ 500.00) dollars to insure that all fees and costs incurred be paid.

6. When requested, Township shall submit to Owner a detailed itemization of expenses to be charged against said fund and shall make withdrawals there from accordingly.

7. The creation of the escrow herein provided for shall in no way represent, guarantee or require Township to approve the proposed development plan of Owner either as originally submitted or as thereafter revised, amended or modified.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed the day and year aforesaid.

ATTEST:

_____
For Township

TOWNSHIP OF EAST BRADFORD

BY:_____ (SEAL)
Michael P. Lynch,
Township Manager/Treasurer

WITNESS:

_____
For Owner

OWNER:

BY:_____(SEAL)
Owner

East Bradford Township
Chester County, Pennsylvania
Individual On-Lot Stormwater Management Facilities
Maintenance Agreement

THIS MAINTENANCE AGREEMENT ("Maintenance Agreement") is executed the ____ day of_____ 20__, by and between _____ ("Owner") and EAST BRADFORD TOWNSHIP ("Township").

BACKGROUND

A. The Owner is the owner of a certain tract of ground located in East Bradford Township, Chester County, Pennsylvania (the "Property") on which it intends to develop _____(the "Development") in accordance with a plan known as _____ prepared for the Owner by _____. dated _____and last revised _____(the " Plan"). The Plan is attached to this agreement and marked "Exhibit A".

B. The Plan depicts the construction of certain buildings and improvements, including the installation of certain storm water management facilities, including but not limited to components to control the quantity and quality of storm water discharge all as depicted on Sheet(s) _____ of the Plan. Specifically, the lot contains one storm water basin designed to regulate the rate of stormwater runoff discharged from the property. Stormwater management basin systems such as these must have routine inspection and maintenance during the life of the system and replacement of the system at the end of the lifespan of the system. The principal maintenance objective is to prevent clogging of the system, which may lead to advanced system failure. The Owner is required to and intends to install and maintain the storm water management facilities in accordance with the Plan and the conditions of approval adopted by the Township Board of Supervisors.

C. Section 94-311.A of the Code of the Township of East Bradford requires the Owner, by reference to the storm water ordinance requirements of the Township Municipal Separate Storm Sewer System (MS-4) permit with the Pennsylvania Department of Environmental Protection (PADEP), to enter into a maintenance agreement requiring that the Owners of storm water management facilities be responsible for proper maintenance during and after development of all required storm water management facilities required by the Plan.

D. Owner desires to execute and record this Maintenance Agreement in order to satisfy its obligations under Section 94-311.A referred to above.

GRANTS AND TERMS

NOW, THEREFORE, the Owner, for itself, its successors-in-interest, successors-in-title, grantees and assigns, for good and valuable consideration, the receipt and sufficiency whereof being hereby acknowledged, and intending to be legally bound hereby, hereby covenants, declares, agrees, confirms and provides as follows:

1) Incorporation of Background. Background Paragraphs A through D herein above are incorporated as part of the terms of this Maintenance Agreement.

a) Maintenance and Replacement. Owner shall continuously and perpetually maintain and/or replace the storm water management facilities in accordance with the conditions of approval, the Plan, and with manufacturers specifications. Routine maintenance shall be performed after a major rainfall event of 4 inches of rainfall or more in a 24 hour period (as reported by the local weather reports for the southeastern Pennsylvania region) as follows:

(i) Inlet drains, gutters and downspouts shall be kept clear of accumulated debris such as leaves, grass clippings, sticks and trash. Roof runoff exiting the downspout emergency tee is a potential indicator that there is a clog in the system.

(ii) Inspect all outlet devices that are located within the basin to ensure they are free and clear of debris and are structurally intact. If debris exists, it must be cleared immediately. If the structural failures or leaks exist, the homeowner shall contact the Township immediately to report the problem, receive initial instructions on the type of personnel to contact to correct the problem and schedule an inspection for the necessary repair work.

(iii) The basin impoundment device (earthen berm or retaining wall) must be inspected for structural integrity, leaks and proper stabilization (adequate vegetation in the case of an earthen berm). If the structural failures or leaks exist, the homeowner shall contact the Township immediately to report the problem, receive initial instructions on the type of personnel to contact to correct the problem and schedule an inspection for the necessary repair work.

(iv) The basin impoundment area must inspected for debris, accumulated sediments and inadequate vegetation/erosion. All sediments and debris must be removed promptly and the impoundment area must be maintained in a stable condition (adequate vegetation).

(v) Inspect all inlets that are located within the seepage bed. These inlets serve as observation units. Look for standing water at the bottom of the inlets. Check the inlets daily until standing water is not observed. The standing water should drain down in less than three days. If drain down does not occur the bed may be clogged and require excavation and cleaning. The homeowner shall contact the Township immediately to report the problem, receive initial instructions on the type of personnel to contact to correct the problem and schedule an inspection for the necessary repair work.

b) At least once annually, Owner shall perform a complete inspection that shall be reported to the Township. Annual inspection shall be performed after a major rainfall event of 4 inches or more in a 24 hour period (as described above) and shall include at a minimum, monitoring of the impoundment area to confirm that the system is draining down in less than three days. The recorded time and corresponding total rainfall amount shall be documented using the attached report form.

c) Owner shall submit the attached annual report form to the Township containing a description of the inspections and maintenance activities performed during the previous calendar year. If the system malfunctioned during the previous year, the report shall include photographic evidence of the malfunction and subsequent repair. The report shall be submitted to the Township not later than February 1st of the following year.

d) All materials collected by the storm water management facilities, including but not limited to oil and sediment, shall be disposed of in accordance with PADEP, EPA and any other applicable regulations. The annual report shall include a list of all materials disposed and certification of regulatory compliance with disposal requirements.

e) Should a storm water management facility not function properly, the Township shall be notified in writing within 10 days of the discovery of the malfunction and the proposed maintenance, repairs or modifications necessary to resolve the malfunction. All maintenance,

repairs or modifications shall be made in accordance with the specifications of the manufacturer or designer of the device. If a repair or modification is made not within manufacturer or designer's specifications, said repair or modification shall be approved in writing by the manufacturer or designer, and a copy of the approval shall be filed with the Township. The maintenance, repair, or modification maintenance must be completed within 30 days of discovery of the malfunction, or immediately upon discovery if the malfunction poses a threat to the public health or safety

f) The Township reserves the right to require additional devices if the facilities as designed do not function properly, to assure the appropriate quantity and quality of the stormwater leaving the storm water management facility meets the intent of the original design approved by the Township.

2) Prohibition of Alteration or Removal. The Owner shall not alter or remove any storm water management facilities depicted on the Plan unless prior written approval is obtained from the Township.

3) Township Inspection. The Owner hereby grants permission to the Township, its authorized agents and employees, to enter upon the property, at reasonable times and upon presentation of proper identification, to inspect the stormwater facilities whenever it deems necessary. Whenever possible, the Township shall notify the Owner a minimum of 72 hours prior to entering the property.

4) Failure to Maintain Facilities. In the event the Owner fails to operate and maintain the stormwater facilities as shown on the Plan in good working order acceptable to the Township, the Township or its representatives may enter upon the Property and take whatever action is deemed necessary to maintain said facilities. This provision shall not be construed to allow the Township to erect any permanent structure on the land of the Owner. It is expressly understood and agreed that the Township is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the Township.

5) Township Maintenance Reimbursement. In the event the Township, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Owner shall reimburse the Township for all expenses (direct and indirect) incurred within 30 calendar days of receipt of invoice from the Township.

6) Liability. The intent and purpose of this Agreement is to ensure the proper maintenance of the onsite stormwater facilities by the Owner; provided, however, that this Agreement shall not be deemed to create or effect any additional liability of any party for damage alleged to result from or be caused by stormwater runoff.

7) Township Indemnification. The Owner, its executors, administrators, assigns, and other successors in interests, shall release the Township employees and designated representatives from all damages, accidents, casualties, occurrences or claims which might arise or be asserted against said employees and representatives from the construction, presence, existence, or maintenance of the stormwater facilities by the Owner or Township. In the event that a claim is asserted against the Township, its designated representatives or employees, the Township shall promptly notify the Owner and the Owner shall defend, at his own expense, any suit based on the claim. If any judgment or claims against the Township employees or designated representatives shall be allowed, the Owner shall pay all costs and expenses regarding said judgment or claim.

8) Default; Cure. In the event Owner fails to comply with the terms of this Maintenance Agreement, Township shall send written notice to Owner specifying the areas of noncompliance ("Deficiencies") and the steps that must be taken to comply. In the event Owner does not comply with the terms of the notice within 30 days of the date thereof, or diligently pursue compliance in

circumstances where compliance is not possible within 30 days due to weather conditions or otherwise, Township shall have the right, but not the obligation, to enforce this Maintenance Agreement at law or in equity, and/or to enter upon the Property and correct the Deficiencies, and collect the cost thereof from Owner by municipal lien against the Property or otherwise.

9) Use and Occupancy Permit. The requirements of this Maintenance Agreement are part of the conditions for issuance of the Township Use and Occupancy Permit for the development depicted on the Plan and the Property and it is the Owner's responsibility to comply with the requirements of this Maintenance Agreement. Should the Owner fail to comply, the Township reserves the right to revoke the Use and Occupancy Permit after providing the Deficiency notice and cure period as set forth in Paragraph 4 herein above.

10) Covenants Running With The Land; Successors and Assigns Bound. This Maintenance Agreement and the provisions hereof (1) shall run with the land, and be appurtenant to title to the Property and every portion thereof; and (2) shall be binding upon and inure to the benefit of the Owner, and each and all of its respective successors and assigns, and successors in title to the Property and every portion thereof. Any and all conveyances, leases or encumbrances of any part of the Property shall be subject to the provisions hereof.

11) Recording. This Agreement shall be recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania.

12) Notices. Any notice required to be given by the Township to Owner under the terms of this Maintenance Agreement shall be sufficiently given if sent by United States certified mail, return receipt requested, postage prepaid, addressed to the then owner of the Property and to the address as set forth in the records for the Property maintained by the Chester County Board of Assessment.

13) Miscellaneous Provisions.

a) Severability. If any provision of this Maintenance Agreement shall to any extent be invalid or unenforceable, the remainder of this Maintenance Agreement (or the application of such provision to persons or circumstances other than those in respect of which it is invalid or unenforceable) shall not be affected thereby, and each provision of this Maintenance Agreement, unless specifically conditioned upon such invalid or unenforceable provision, shall be valid and enforceable to the fullest extent permitted by law.

b) Amendment. This Maintenance Agreement may not be amended except by written instrument signed and acknowledged by the Owner, its successors and assigns, and Township and recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania.

c) Governing Laws. This Maintenance Agreement shall be construed and governed by the laws of the Commonwealth of Pennsylvania.

d) Integration. This Maintenance Agreement sets forth the entire agreement between the Owner and Township with respect to the subject matter hereof.

IN WITNESS WHEREOF, being duly authorized and empowered to do so, the Owner and Township have duly executed and delivered this Agreement as of the date and year first above written.

WITNESS:

_____
For Owner

OWNER(S):

By:_____
Owner

OWNER:

By:_____
Owner

East Bradford Township executes this Maintenance Agreement to acknowledge its rights and obligations set forth above

EAST BRADFORD TOWNSHIP:

Attest:_____
Township Engineer

By:_____
Township Manager

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF CHESTER :

On this, the _____ day of _____, 20__, before, the undersigned notary public, personally appeared _____and _____ who acknowledged themselves to be the owner(s), respectively, of _____and as such they did sign the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

(Notarial Seal)

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF CHESTER :

On this, the _____ day of _____, 20__, before, the undersigned notary public, personally appeared _____ who acknowledged himself/herself to be the Township Manager of East Bradford Township and as such he/she did sign the foregoing instrument on the Township's behalf for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

(Notarial Seal)

My Commission Expires

CONTRACTOR REGISTRATION SHEET

No contractor may work on the site unless they are listed below.

Location of job site: _____ Permit number: _____

General contractor: _____ Phone number: _____

Address: _____

Anticipated number of employees: _____

Plumber: _____ Phone number: _____

Address: _____

Anticipated number of employees: _____

Electrician: _____ Phone number: _____

Address: _____

Anticipated number of employees: _____

Other: _____ Phone number: _____

Address: _____

Anticipated number of employees: _____

Other: _____ Phone number: _____

Address: _____

Anticipated number of employees: _____

Other: _____ Phone number: _____

Address: _____

Anticipated number of employees: _____

ZONING COMPLIANCE REPORT

Complete all information **ABOVE** the dotted line; remainder is for office use.

Name of applicant	Date of application
Applicant's address (street/PO box)	Applicant's telephone (Work)
(city, state, zip)	Applicant's telephone (Home)
Location of property (location of work)	Name of subdivision (if known)
Tax parcel number	Zoning district
Area of tract (acres or square feet)	Conforming/Non-conforming/Open space
Use of tract (residential, commercial, industrial)	Conforming/Non-conforming
Existing structures (e.g. house, shed, etc.)	Conforming/Non-conforming/Open space
Front yard required	Flood plain
Rear yard required	Slope (approximate)
Side yard required	Erosion and sedimentation control required
Driveway on state/township/private road	Other requirements
Zoning approval / Date	Subdivision plan drawing numbers
Zoning denial / Date	Subdivision plan date
Reasons for denial	Engineer or surveyor who prepared SD plan

APPLICATION FOR TOWNSHIP HIGHWAY OCCUPANCY PERMIT

_____Township, _____County

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE
-- STOP CALL 811
Pennsylvania One Call System, Inc.

Township Contact Information:

Any work performed within the right-of-way of a township road requires submission of two copies of this form along with two copies of sketch showing location and details of the proposed work.

Any work performed on a township road over, under, or within, the limits of a limited access state highway, requires a state permit.

The prescribed permit fee shall accompany the application and sketch. Schedules of fees are furnished on request.

APPLICANT INFORMATION

Name: _____

Address: _____

City:_____ State: ____ Zip Code:_____

Phone: _____ Fax: _____

LOCATION WHERE WORK IS TO BE COMPLETED

Township street or address: _____

_____

Township: _____

County: _____

Applicant is an *(please circle response):* *Individual* *Partnership* *Corporation*

Anticipated start date: _____ **Anticipated completion date:** _____

Required Data: The road surface is improved to a width of _____ **ft.** Distance from center of line to roadway or gutter or ditch: _____ **ft.** Distance from center line of road to right-of-way line: _____ **ft.**

Number of poles to be erected: _____. Nearest distance from center of road to structure: _____**ft.** Distance of proposed work along road _____ **ft.**

The improved surface of the road *(will) (will not)* be opened. Approximate area of openings in improved surface: _____**sq ft.** Length of trench along road:_____ **ft.** Depth of trench below surface: _____ **in.**

DESCRIPTION AND PURPOSE OF WORK
(Attach additional sheets as necessary)

_____

_____

_____

_____

_____

Applicant Signature: _____ **Date:**_____

FOR TOWNSHIP USE ONLY: **DENIED** **APPROVED** **Permit Issue Date:**_____

Work to be completed by: _____ **Permit #**_____

Application Fee:_____ **Inspection Fee:**_____ **Total:** _____

Plans required: *NO* *YES* ***If yes, are plans satisfactory:*** *NO* *YES*

Traffic control plan consistent with MUTCD: *NO* *YES*

White Copy Applicant Yellow Copy Township

INSPECTION INSTRUCTIONS

General Notes:

- Please contact the building inspector with any questions at 610-436-5108.
- All **building** inspections must be scheduled through the **Township office (610-436-5108)**. On the day of your inspection, call the Township between 8:30-9:30 a.m. to confirm your inspection and to be given the scheduled time by the inspector (specific times are not assigned when initially scheduling). If you do not call between 8:30-9:30 a.m., the inspector will not come out.
- All **erosion and sediment** (E&S) inspections must be scheduled with **Melissa Needles (610) 436-5108 x107**. Most inspections require three working days' notice (exceptions: footings, under slab plumbing, pool steel, sewer laterals, re-inspections). (Example: inspections requested Tuesday will be scheduled for Friday.).
- When scheduling an inspection, please have permit number, lot number and/or street address.
- If a message is left on voice mail, call back to verify the inspection was scheduled.
- Pursuant to §90-10D.(2), a scheduled building inspection will be postponed if the sedimentation erosion controls are not properly implemented or maintained.
- Provide an estimated time of completion.

Inspection Descriptions:

1. Footings ready to pour (building inspection) (24 hours' notice required) – This inspection is to be made after placement of sedimentation and erosion controls, excavation or forming for footings, and after placement of any reinforcement if specified but prior to placement of any concrete. Note: footings should have sharp corners, be of appropriate size and be continuous. When structures are close to setback lines, stakes shall be placed accurately, marking the lines that are close to construction.

2. Completion of masonry and foundation drains ("backfill") (building inspection) (3 working days' notice required) – This inspection is to be made upon completion of foundation wall, prior to setting of joints in a frame structure or upon completion of all walls, prior to setting ceiling joists and rafters in a masonry structure. All parging and waterproofing shall be complete and foundation drains will be inspected at this time. Sedimentation /erosion controls will be inspected for proper maintenance.

3. Completion of framing ("rough") (building inspection) (3 working days' notice required) – This inspection is to be made upon completion of all framing, prior to covering the inside of the structure. All elements to be concealed (i.e. plumbing, heating, electrical) should be complete at this time. An independent electrical underwriter's rough wiring inspection sticker must be on the window prior to the inspection.* Do not begin drywall or insulation prior to this inspection. Sedimentation /erosion controls will be inspected for proper maintenance.

4. Wallboard inspection prior to spackle. (24 hours' notice required)

5. Final inspection and issuance of certificate of occupancy (building inspection) (3 working days' notice required) – This inspection is to be made upon completion of the structure and all mechanical and utility systems. If the water supply is public, the meter must be set. The approved Sanitation Installation Certificate, the approved On-Site Water System Permit, and the Bacteriological Report must be returned with this inspection application. An independent electrical underwriter's sticker for service, rough wire and final inspection sticker will be required along with an underwriter's certificate.* Sedimentation /erosion controls will be inspected for proper maintenance.

Re-inspections: If re-inspections are necessary, they must be scheduled through the Township. Every effort will be made to re-inspect as soon as corrections are made.

***Electrical Inspections**: In accordance with the latest edition of the International Electrical Code, all construction activities require the following inspections be a recognized independent inspection agency: (1) electrical service (2) rough wire (3) final electrical (4) HVAC electrical connection (5) underground electrical. All approvals are subject to review by the Township. Municipal duplicate cards for each of the above inspection are to be forwarded to the Township upon approval.

I have read and acknowledge the above requirements:

Signature of Applicant _____

Date _____ Printed Name of Applicant _____

WORKERS' COMPENSATION INSURANCE COVERAGE INFORMATION SHEET

Section A must be completed. Section B or C must be completed (as appropriate).

A. Is the applicant a contractor within the meaning of the Pennsylvania Workers; Compensation Law?

☐ Yes ☐ No

If yes, complete sections B and C below, as appropriate.

B. Insurance Information – A certificate of workers compensation must be attached (the Township does not keep certificates on file). Faxing it later will delay the review process. East Bradford Township must be listed as the "certificate holder."

Applicant's name: _____

Federal or state employer identification number: _____

Check one:

☐ Applicant is a qualified self-insurer for workers' compensation. A certificate must be attached.

☐ Applicant is insured by _____. A certificate must be attached.

Workers' Compensation Insurance Policy No.: _____

C. Exemption – Complete this section if the applicant is a contractor claiming exemption from providing workers' compensation insurance. Notarization is required.

The undersigned swears or affirms that he/she is not required to provide worker' compensation insurance under the provisions of the Pennsylvania Workers' Compensation Law for the following reason (indicate below):

☐ The contractor has no employees. The contractor is prohibited by law from employing any individual to perform work pursuant to this building permit unless the contractor provides proof of insurance to the township.

☐ Religious exemption under the Workers' Compensation Law.

Signature of applicant: _____

Address: _____

City: _____State_____Zip_____

Municipality: _____ County: _____

Subscribed and sworn before me this ___ day of _____, 20___

_____

Signature of notary public

My commission expires: _____

(Seal)

EAST BRADFORD TOWNSHIP 666 Copeland School Road, West Chester, PA 19380 Rev. 11-22-11
BUILDING PERMITS & INSPECTIONS
SERVICE QUALITY FEEDBACK

One of the primary objectives of the East Bradford Township Board of Supervisors and Township Staff is delivery of professional service – courteous, responsive and informative.
Building permit application, inspections and permit issuance are essential services for Township residents. Please take a few minutes to share your experience with the Township; your input is very important.

OPTIONAL: Name: _____

Property Owner _____ Contractor _____

1. On a scale of 1 to 5 with a rating of 1 Unsatisfactory and 5 Excellent, please rate the overall process: 1___ 2___ 3___ 4___ 5___

2. Was the building permit issued in the time period represented by the Township?
YES _____ NO _____

Comment: _____
_____

3. Did you receive professional, courteous, helpful service during the application and inspection process?
YES _____ NO _____

Comment: _____
_____

4. If plan revisions were determined necessary by the Township did you receive a satisfactory explanation from the Township including reference to documented provisions in the building code?
YES _____ NO _____

Comment: _____
_____

5. Were the inspections promptly scheduled and conducted with satisfactory information documenting the inspection?
YES _____ NO _____

Comment: _____
_____

6. If a reinspection was required did you receive a satisfactory explanation from the Township including reference to documented provisions in the building code?
YES _____ NO _____

Comment: _____
_____

Please use the other side (or a separate sheet) to provide additional comment or suggestions.
This form also is available on the Township web site www.eastbradford.org

Thank you for sharing with East Bradford Township. Your comments will be reviewed by the Board of Supervisors.
Please return survey in a sealed envelope c/o Township Manager; all responses are confidential.

If you would like a follow-up response, please include your name and telephone number or email address. Thank you.

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 $ _____

FOR DEPARTMENT USE ONLY

Use Group _____

Fire Grading _____

Live Loading _____

Occupancy Load _____

Approved by:

_____

_____

TITLE