

BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 • Fax 215-633-3753
Kenneth V. Farrall
Director of Building and Planning
2400 Byberry Road • Bensalem, PA 19020

Read First



Commercial permits will not be issued until contractors and sub-contractors are licensed with Bensalem Township.

See page three of the application for trades required to hold a license with Bensalem Township. Permits can be submitted and reviewed without contractor information listed, but will not be issued until contractor information has been provided and deemed acceptable by this office. Contractors will need to complete the contractor's license application and provide a certificate of insurance with Bensalem Township listed as certificate holder.

Plans on paper will not be accepted if they are larger than 11x17".

We conduct our reviews in a digital format and require signed sealed plans to be submitted in pdf format emailed to permitcenter@bensalempa.gov or on a disk or thumb drive. We have the capability to scan 11x17" plans, if your plans are legible at this size we will accept them on paper. If you have any questions about how to submit digitally, please call our office at 215-633-3644.

Any new plumbing fixtures require approval from BCWSA.

Permits will not be issued without this approval. Exact Replacement or relocation of existing plumbing fixtures do not need this approval. Verify plumbing section of the application has been completely filled out and indicates if any fixtures are new. Email requests to engineering@bcwsa.net

Alteration of Land permits required.

Bensalem Township requires an alteration of land permit submitted with the building application for any exterior work or change of grading.



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Uniform Construction Code (UCC) Application For Commercial Building Permits ELECTRONIC FORMAT ONLY REQUIRED

TAX PARCEL #
02-
Permit # _____
Date _____

SUBMIT APPLICATION AND PLANS ON DISC OR VIA EMAIL AT permitcenter@bensalempa.gov

ALL PLANS ARE REQUIRED TO BE SIGNED & SEALED BY A PENNSYLVANIA LICENSED DESIGN PROFESSIONAL

PART I BUILDING PERMIT	Project Name: _____ Lot #: _____
	Street Name & No.: _____ Suite #: _____
	City: _____ State: _____ ZIP: _____
	Project Description: _____

PART II PROJECT DATA	Existing Use: _____
	Proposed Use: _____
	<input type="checkbox"/> New Structure/Facility
	<input type="checkbox"/> Addition
	<input type="checkbox"/> Alteration or Renovation
	<input type="checkbox"/> Alteration of Land / Regrading / Site Work
	<input type="checkbox"/> Interior <input type="checkbox"/> Exterior <input type="checkbox"/> Both
ESTIMATED TOTAL COST OF ENTIRE PROJECT: \$ _____	
<input type="checkbox"/> Other: _____	
NEW Construction (sq. ft./floor) _____	Total Sq. Ft: _____
Addition (sq. ft./floor) _____	Total Sq. Ft: _____
Renovated (sq. ft./floor) _____	Total Sq. Ft: _____
Is this Application Part of an Approved Land Development or Storm Water Management Plan? <input type="checkbox"/> YES <input type="checkbox"/> NO	
1. Bensalem Township Council Decision: _____ Date: _____	
2. Bucks County Conservation District Approval: _____ Date: _____	

PART III PLUMBING	TOTAL NUMBER OF FIXTURES: _____	IS PLUMBING WORK NEW? <input type="checkbox"/> YES <input type="checkbox"/> NO IF YES APPROVAL LETTER FROM BCWSA REQUIRED
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PART IV HVAC	NOTE: Manufacturers specifications on HVAC units shall be submitted with application. TOTAL COST OF HVAC WORK: \$ _____
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PART VI ELECTRICAL PERMIT	Service Type: <input type="checkbox"/> Temporary Amps: _____ Phase: _____ Volts: _____ <input type="checkbox"/> New Service Amps: _____ Phase: _____ Volts: _____												
	<table border="1"> <thead> <tr> <th>ITEM</th> <th>QTY</th> <th>ITEM</th> <th>QTY</th> </tr> </thead> <tbody> <tr> <td>Switches, Receptacles & Lighting</td> <td></td> <td>Transformer KVA</td> <td></td> </tr> <tr> <td>Heating & Cooking Equipment K.W.</td> <td></td> <td>Motors and/or Generators HP</td> <td></td> </tr> </tbody> </table>	ITEM	QTY	ITEM	QTY	Switches, Receptacles & Lighting		Transformer KVA		Heating & Cooking Equipment K.W.		Motors and/or Generators HP	
	ITEM	QTY	ITEM	QTY									
	Switches, Receptacles & Lighting		Transformer KVA										
	Heating & Cooking Equipment K.W.		Motors and/or Generators HP										
TOTAL NUMBER OF METERS: _____													

APPLICANT CERTIFICATION

As the owner or the authorized agent of the project for which this application is filed, I certify that:

- The estimated construction cost and all other information provided as part of this application for a building permit is correct.
- The building or structure described in this application will not be occupied until all known code violations are corrected and a Certificate of Occupancy has been issued by the Department of Building and Planning.
- This project will be constructed in accordance with the approved drawings and specifications (including any required non-design changes) and the Uniform Construction Code standards as specified in 34 PA Code Chapters 401-405
- Any changes to the approved documents will be filed with the Department of Building and Planning.
- If the licensed architect or engineer in responsible charge of this construction should change, then written notice of the change shall be provided to the Department of Building and Planning.
- When required, up to 20% of the total cost of any work performed on an area of primary function in an existing building will be expanded to provide an accessible route to the area of primary function.
- No error or omission in either the drawings and specifications or application, whether approved or not, shall permit or relieve me from constructing the work in any manner other than provided for in 34 PA Code Chapters 401-405.

Applicant's Name:	_____		
Address:	_____		
City:	State: _____	Zip Code: _____	
Phone Number:	_____		
Date:	_____		
	Email Address: _____		
	Applicant's Signature: _____		

DESIGN PROFESSIONAL	Name: _____
In Responsible Charge	Address: _____
	City: _____ State: _____
	ZIP Code: _____ Phone No. _____
	License No: _____ Fax: _____
	Email: _____

FIRE ALARM
All Fire Alarms Shall Be Addressable with Point ID

Type of Fire Alarm: _____

Automatic
 Manual
 Voice
 Monitor
 Water Flow Only

Initiation Devices (Smoke Detectors, Pull Stations, Etc) _____

Notification Appliances:	_____
Water Flow / Tamper Switches:	_____
Duct Detectors:	_____
Power Supply:	_____
Back Up Power:	_____
Auxiliary Panels:	_____
Annunciator:	_____
Knox Boxes:	_____
Other:	_____
Interconnected to other systems:	_____
Monitoring Co:	_____
Monitoring Co Phone #:	_____

ALTERNATIVE EXTINGUISHING SYSTEMS

Type of System:	_____		
Describe Special Hazards:	_____		
Item	Quantity	Description	Quantity

Interconnected to Fire Alarm System: YES NO

SPRINKLER SYSTEMS

Type of Sprinkler System:	_____		
System Design:	<input type="checkbox"/> Hydraulic	<input type="checkbox"/> Pipe Schedule	
Hazard and Class Type:	_____		
Number of Sprinkler Heads:	_____	In Racks	<input type="checkbox"/> Yes <input type="checkbox"/> No
Number of Risers:	_____	Number of Zones:	_____
FDC Size:	_____	"K" Factor:	_____
Interconnected to fire alarm:	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Monitoring Co:	_____	Monitoring Co Phone #:	_____

STANDPIPE SYSTEMS

Type of Standpipe System:	<input type="checkbox"/> Wet	<input type="checkbox"/> Dry	Class of Standpipe System:	_____
Number of Outlets:	_____	Number of Risers:	_____	
Sizes of Outlets:	_____	Number of Flow/Tamper Switches:	_____	

FIRE HYDRANT / UNDERGROUND FIRE MAINS

Size of Fire Main:	_____	Total Length of Pipe:	_____
Number of Fire Hydrants:	_____	Size of Pipe to Hydrant:	_____
Manufacturer of Hydrants:	_____		

FIRE PUMP

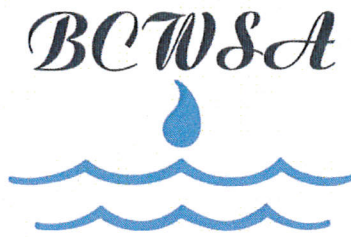
Type of Pump:	_____	Capacity of Pump:	_____
Make / Model:	_____	Rating of Pump:	_____

All data on this sheet shall be provided on the plans. Failure to do so will result in rejection of the application. Approval of the plan is based on the information provided on the plans.

**CONTRACTOR'S LICENSING INFORMATION
NOTIFY THIS OFFICE WHENEVER A CHANGE IN CONTRACTOR OCCURS**

	Name and Address	Township License Number	Phone Number	Email Address
Applicant (not owner)				
Architect				
General Contractor				
Excavation				
Concrete				
Carpentry				
Electrical				
Plumbing				
Sewer				
Mechanical				
Roofing				
Masonry				
Drywall or Lathing				
Sprinkler				
Paving				
Fire Alarm				
Alternative Extinguishing				

**IMPORTANT- PLEASE NOTE:
COMMERCIAL PERMITS WILL NOT BE ISSUED UNTIL CONTRACTORS AND
SUBCONTRACTORS ARE LICENSED WITH BENSLEM TOWNSHIP**



INFORMATION SHEET
ONLY NOT REQUIRED TO
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FACT SHEET

Who we are:

- BCWSA is one of the largest non-profit Water and Sewer Authorities in Pennsylvania
- Provide Service 92,000 Customers representing 500,000 people

Full Service Utility Company providing proven expertise in Underground Solutions & Services for Water, Sanitary and Storm Water Systems

Our Credentials:

- Manage and Maintain over 100 Pumping Stations, 1200 miles of Water & Sanitary Piping and Four Treatment Plants
- Experienced Staff for Engineering, Field Construction, Project Management & Operations
- State of the Art Equipment and Technology
- Solid Execution & Delivery History
- Long Term Customer Relationships
- Partner with other Authorities & Municipalities

What we do:

- New Construction, Re-Construction, Expansion, Remediation and Rehabilitation
- Operational Management, Maintenance and Monitoring of existing Water & Sanitary Facilities
- Consulting for Problem Analysis, Pre-Construction Planning & Project Management

Our Customers:

- Municipalities
- Authorities
- Private Water & Sewer Companies
- State Agencies
- Commercial Developers
- Residential Developers

**“As always, it is a true pleasure working with you and your staff.
From the top down, you guys are top shelf.”**

Herb Schoell, Upper Southampton Authority Manager commenting about BCWSA

For more information, please contact Lee Alexander
a.lee@bcwsa.net 215-343-2538 ext. 106



BCWSA
1275 Almshouse Rd. Warrington, PA 18976
Phone: 215.343.2538
Fax: 267.200.0324
www.bcwsa.net



Why People do business with us:

- Save Time & Money – Non-Profit
- Provide Quality Services to their Customers
- Meet Regulatory Requirements
- Augment Staff
- Consistent On-Time, On-Budget and Quality Performance with a constant Focus on Safety

Construction and Services Offerings:

- Water & Sewer Mains, Storm Pipe and Pipe Installation from 4 inch to 42 inch
- Flow Metering for accurate Measurement, Analysis and Billing
- I/I Remediation Analysis and Repair for Inflow & Infiltration Situations
- Asset & Operational Analysis and Assessment Planning
- Water Main and Pipe Renovation and Re-Lining
- Sewer Main and Pipe Renovation
- Manhole Repair
- Lateral Replacement and Lining
- Energy & Safety Audits & Assessments

Problems they need to solve:

- Aging Infrastructure & Equipment
- Budgetary Considerations & Deadlines
- Increasing Costs & Limited Resources
- I/I Analysis & Remediation
- Regulatory Issues & Liability
- Water Quality
- Water Loss
- Sewage Overflow Incidents
- Sewage Processing Costs
- Process Quality Assurance
- Storm Water Issues
- Energy Efficiency

Water and Sewer Operations Services

Wireless SCADA System Monitoring Automation with ALL Device Threshold Alerts and Live Video Monitored by our Operations Center 24 X 7 X 365

Water Operations Maintenance Services:

- Well Pump Stations
- Water Distribution Systems

Sewer Operations Maintenance Services:

- Pump Stations
- Sewer Collection Systems



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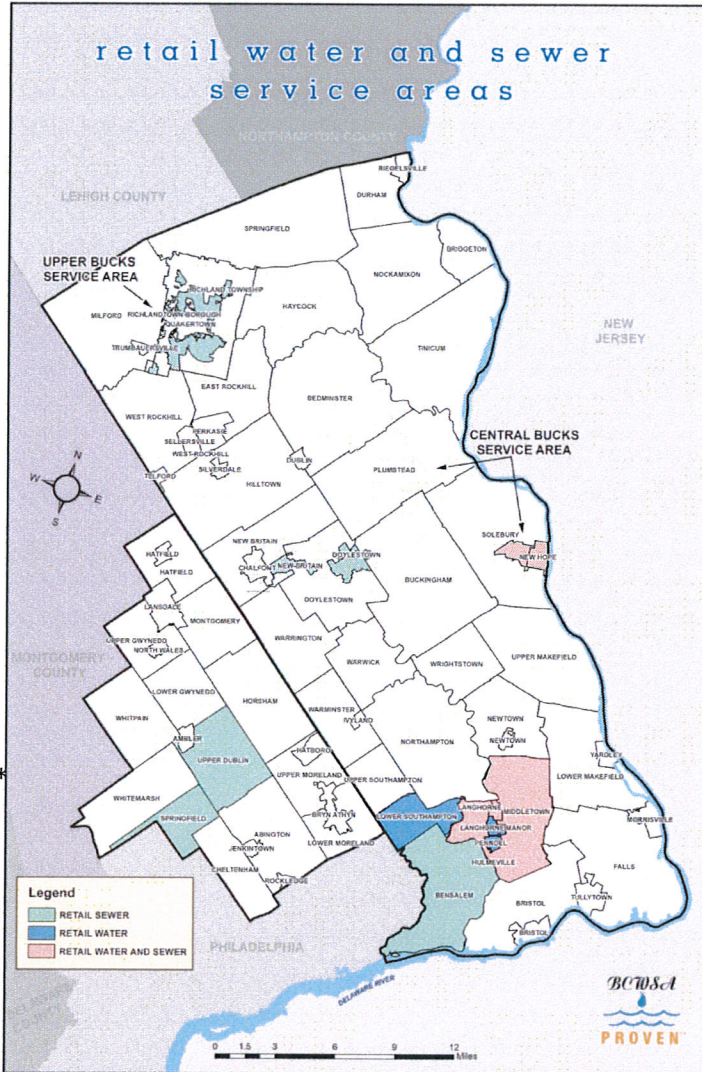
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BCWSA SERVICE TERRITORY In Bucks & Montgomery Counties

Water and Sewer
 Langhorne Borough
 Middletown
 New Hope
 Solebury

Sewer

Bensalem
 Bedminster*
 Buckingham Township*
 Doylestown Borough*
 Doylestown Township
 New Britain Borough*
 Plumstead*
 Richlandtown*
 Richlandtown Township*
 Springfield (MONTCO)
 Upper Dublin



Water
 Lower Southampton
 Pennel

Wholesale Water
 AQUA PA
 Newtown Artesian
 Northampton
 Upper Southampton

Wholesale Sewer
 Bristol
 Falls Township
 Hulmeville
 Langhorne Manor Borough
 Lower Makefield
 Newtown Joint Authority
 Northampton
 Pennel

*Denotes Partial Service Areas



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Design/Build Fact Sheet

BCWSA Design/Build Services:

BCWSA partners with Gilmore and Associates Inc to provide you with complete Design/Build Services for your Development Projects in our Service Areas. With this arrangement we can offer you the following Benefits and Savings:

- Reduced Design Costs with our Preferential Rates
- Competitive Pricing as BCWSA is a **Non-Profit Organization**
- Proposals are Tailored to your Project and are offered on a 'Fixed Price' or 'Not To Exceed' Basis
- Eliminate the need for you to Post a Maintenance Bond
- Dedication to BCWSA usually within 60 Days of our completing the work in our Service Areas offering you Relief from All Maintenance Costs
- No extraneous Legal, Inspection or Engineering Fees
- Be assured that the work is done correctly and to your specifications
- void any additional costs – **No Change Orders and No Punch List**
- In our Service Areas, BCWSA Design/Build offers you, the Project Owner, the following Benefits:

Single Point of Contract Responsibility

- NO Conflicts or Finger-Pointing
- NO Delays
- NO Unnecessary Meetings

Minimize Risk

- NO Change-Orders
- NO Punch-Lists

Reduce the Delivery Schedule

- Coordinated Workflow from Design through Delivery
- Dedication usually within 60 Days of Project Completion

Reduce Costs

- All Engineering and Inspection Costs are included
- Eliminate Maintenance Bond and Maintenance Period Liabilities
- NO Cost Overruns

Let BCWSA be your Utility Construction Services Partner



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BCWSA SERVICE TERRITORY In Bucks & Montgomery Counties

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Water and Sewer

Langhorne Borough
Middletown
New Hope
Solebury

Sewer

Bensalem
Bedminster*
Buckingham Township*
Doylestown Borough*
Doylestown Township
New Britain Borough*
Plumstead*
Richlandtown*
Richlandtown Township*
Springfield (MONTCO)
Upper Dublin

Water

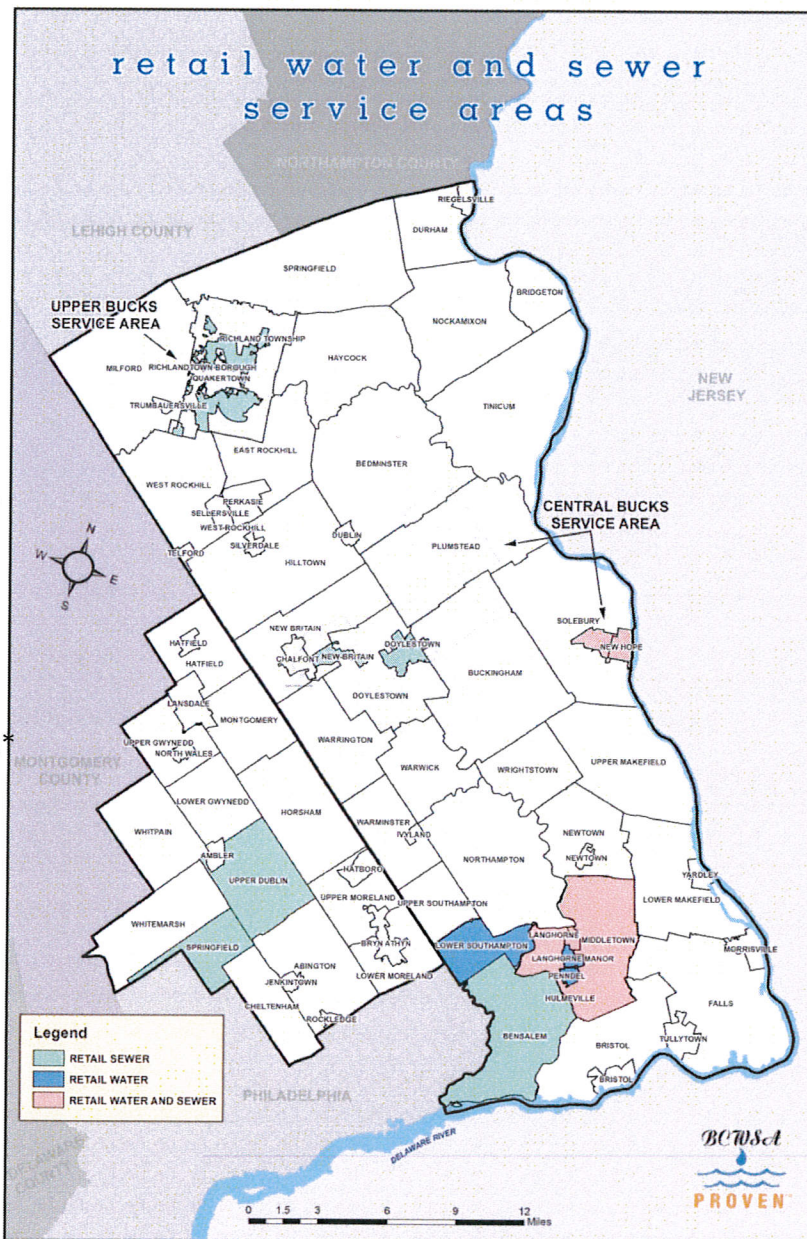
Lower Southampton
Pennel

Wholesale Water

AQUA PA
Newtown Artesian
Northampton
Upper Southampton

Wholesale Sewer

Bristol
Falls Township
Hulmeville
Langhorne Manor
Lower Makefield
Newtown Joint Auth
Northampton
Pennel



*Denotes Partial Service Areas

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Fact Sheet for Developers

Bucks County Water and Sewer Authority:

- Is one of the largest Non-Profit Water and Sewer Authorities in Pennsylvania
- Provides service to over 92,000 Customers representing 500,000 people
- Has a proven 50+ Year Track Record

BCWSA is a Full Service PA State Licensed Utility Company providing proven expertise with "Best Management Practices" for Underground Water, Sanitary and Storm Water Systems

BCWSA Build Services:

If you already have the Design completed or wish to use another Firm for Design, you can still benefit from the following by utilizing BCWSA for your Utility Construction:

- Competitive Pricing as BCWSA is a **Non-Profit Organization**
- Proposals are Tailored to your Project and are offered on a 'Not To Exceed' or 'Fixed Price' Basis
- All Legal, Inspection or Engineering Costs are included
- Eliminate the need for you to Post a Maintenance Bond
- Eliminate All Maintenance Costs
- Dedication to BCWSA within 60 Days of our completing the work
- Be assured that the work is done correctly and to your specifications

If you are planning any Development in our Service Areas, you should talk with us to determine the Cost Savings and Value BCWSA can provide along with the Quality you deserve.

Let BCWSA be your Utility Construction Services Partner

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 New Britain Borough*
 Plumstead*
 Richlandtown*
 Richlandtown Township*
 Springfield (MONTCO)
 Upper Dublin

Water

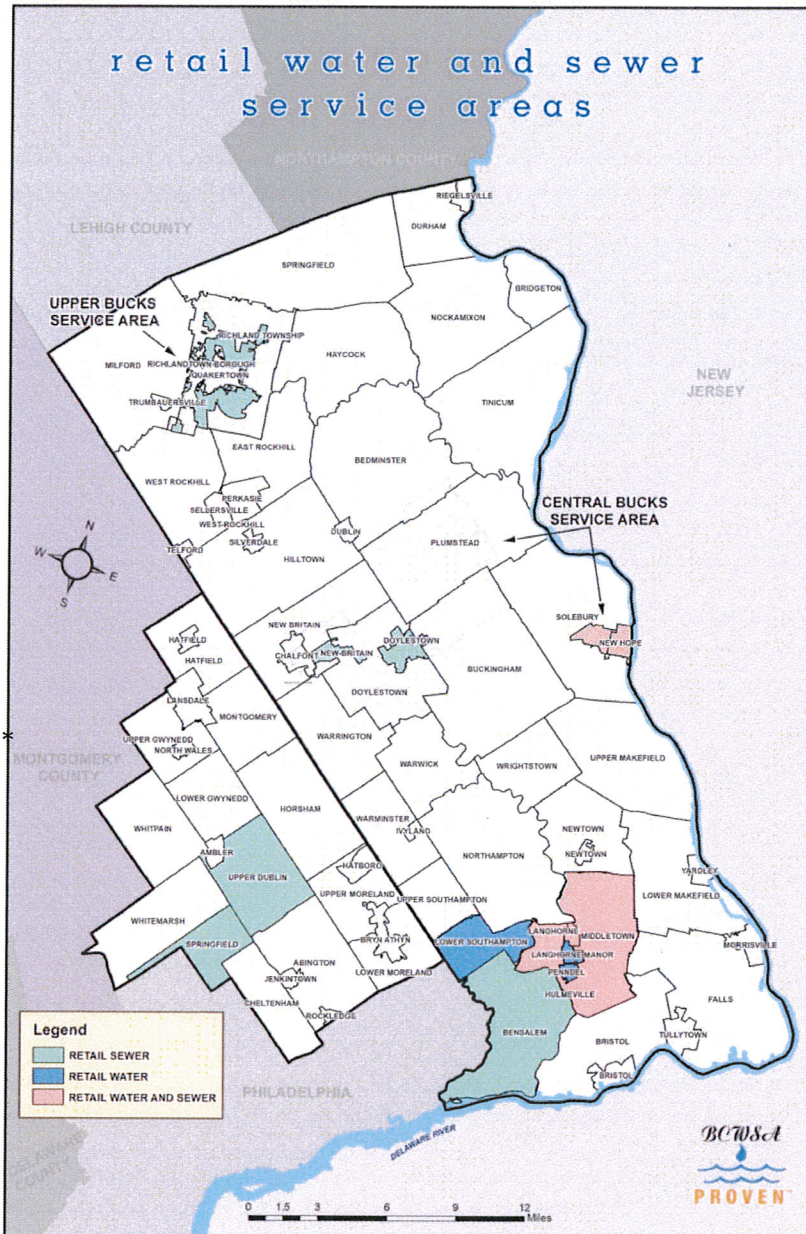
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