BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 ▪ Fax 215-633-3753
Matthew K. Takita
Director of Building and Planning
2400 Byberry Road ▪ Bensalem, PA 19020

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 Tracey 215-633-3640.

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: _____

☐ **New Structure/Facility**

☐ **Addition**

☐ **Alteration or Renovation** ☐ **Interior** ☐ **Exterior** ☐ **Both**

☐ **Alteration of Land / Regrading / Site Work** ☐ Other: _____

ESTIMATED TOTAL COST OF ENTIRE PROJECT:
$

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? ☐ YES ☐ 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? ☐ YES ☐ NO
IF YES APPROVAL LETTER FROM BCWSA REQUIRED

PART IV HVAC

NOTE: Manufacturers specifications on HVAC units shall be submitted with application.

TOTAL COST OF HVAC WORK: $

PART VI ELECTRICAL PERMIT

Service Type:				
☐ **Temporary**	Amps:	Phase:	Volts:
☐ **New Service**	Amps:	Phase:	Volts:

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:

1. The estimated construction cost and all other information provided as part of this application for a building permit is correct.
2. 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.
3. 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
4. Any changes to the approved documents will be filed with the Department of Building and Planning.
5. 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.
6. 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.
7. 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.

Permit Number:

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

DESIGN PROFESSIONAL	Name:			
	Address:			
	City:		State:	
	ZIP Code:		Phone No.	
In Responsible Charge	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:	☐ Hydraulic	☐ Pipe Schedule	
Hazard and Class Type:			
Number of Sprinkler Heads:		In Racks	☐ Yes ☐ No
Number of Risers:		Number of Zones:	
FDC Size:		"K" Factor:	
Interconnected to fire alarm:	☐ Yes ☐ No		
Monitoring Co:		Monitoring Co Phone #:	

STANDPIPE SYSTEMS

Type of Standpipe System:	☐ Wet ☐ 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				

INFORMATION SHEET ONLY NOT REQUIRED TO SUBMIT THIS SHEET WITH PERMIT APPLICATION

BCWSA

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

100% RECYCLED

PROVEN BCWSA

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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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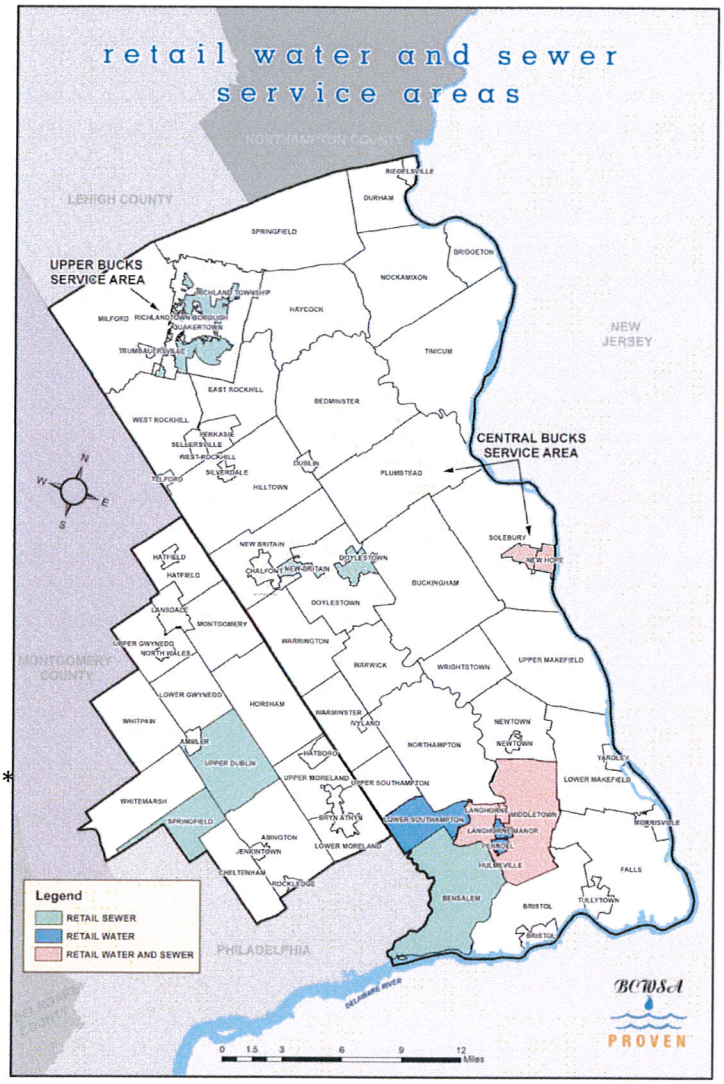
BCWSA SERVICE TERRITORY
In Bucks & Montgomery Counties

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



*Denotes Partial Service Areas

Water
Lower Southampton
Penndel

Wholesale Water
AQUA PA
Newtown Artesian
Northampton
Upper Southampton

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

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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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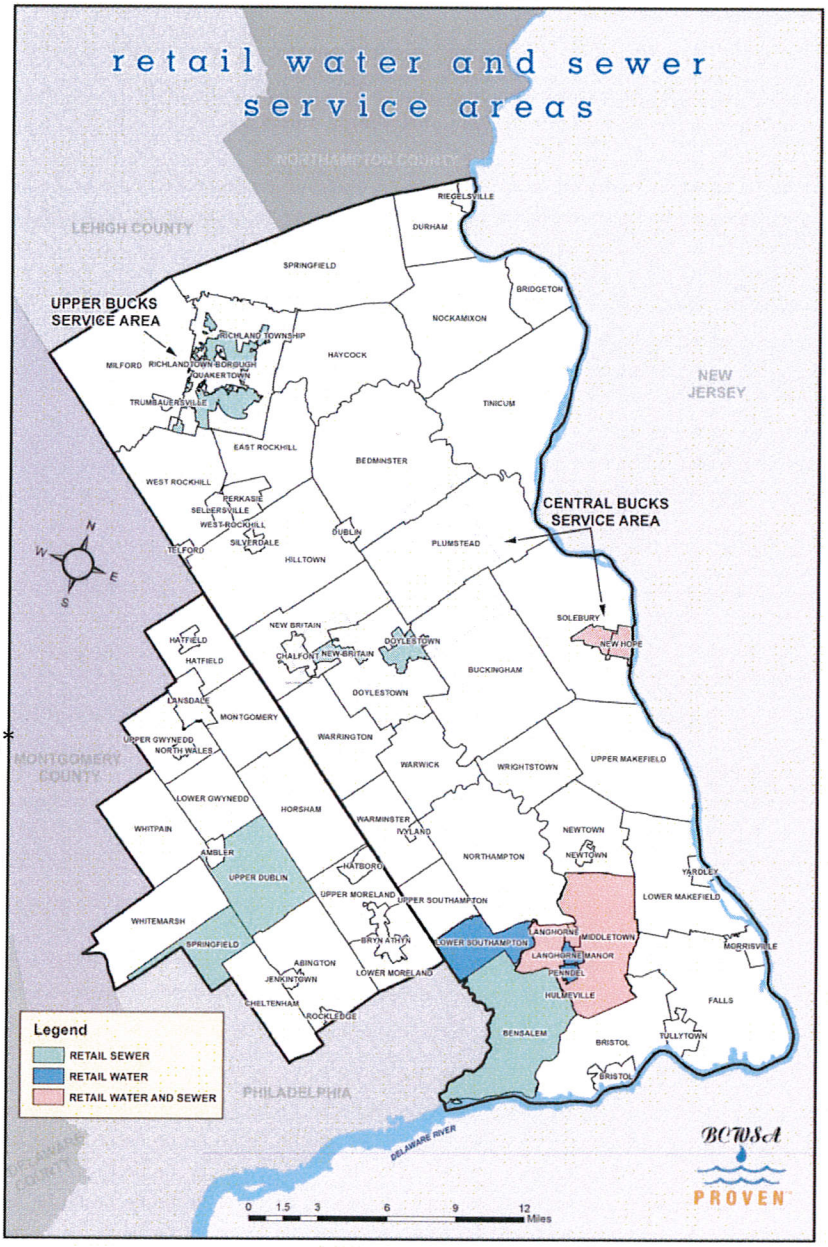
New Hope
Solebury

Sewer

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



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BCWSA

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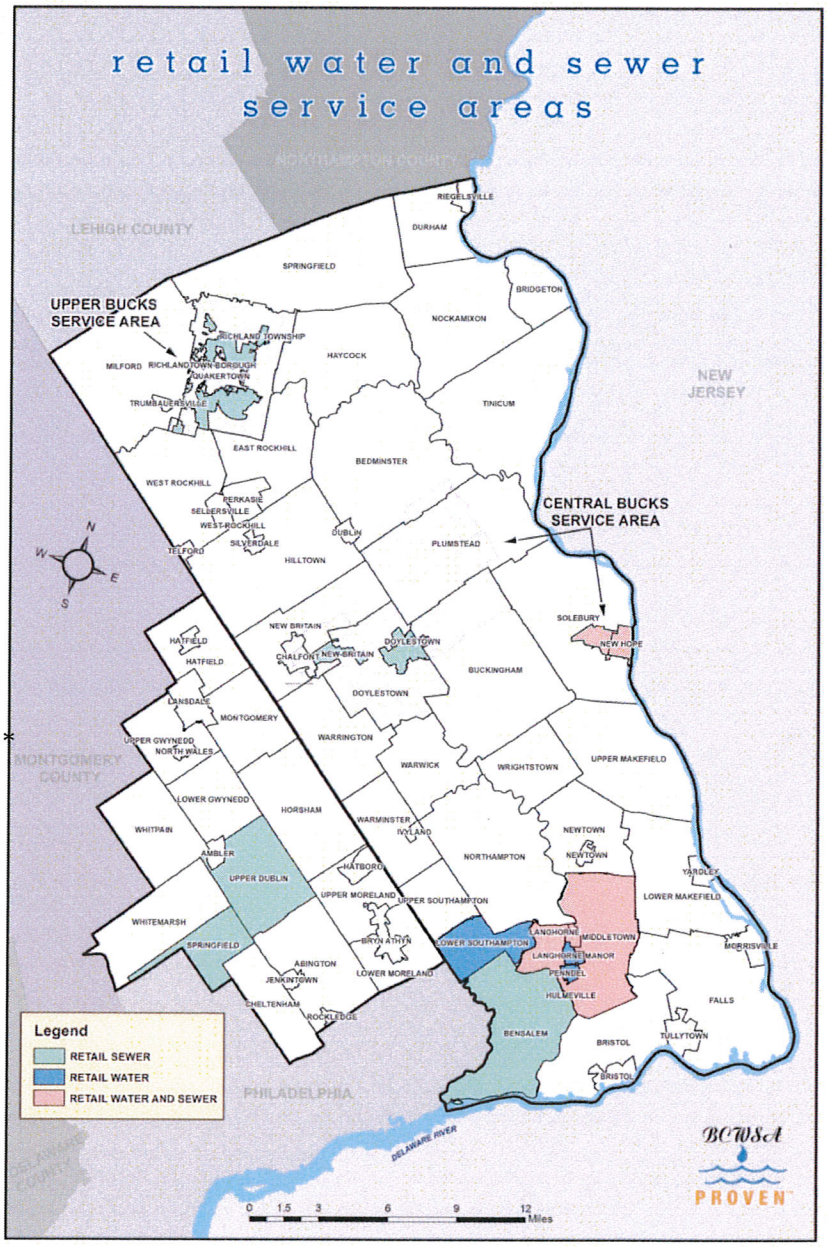
New Britain Borough*
Plumstead*
Richlandtown*
Richlandtown Township*
Springfield (MONTCO)
Upper Dublin



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