

# TOWNSHIP OF CUMRU

1775 WELSH ROAD  
MOHNTON, PA. 19540  
[www.cumrutownship.org](http://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: \_\_\_\_\_

Permit #: \_\_\_\_\_

Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

Prefer Contact: Phone  Email

Contractor: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

Prefer Contact: Phone  Email

Job Location: \_\_\_\_\_

### 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: \_\_\_\_\_

### Floor Area:

Sq. Ft. of Basement: \_\_\_\_\_ Sq. Ft. of 1st Floor: \_\_\_\_\_ Sq. Ft. of 2nd Floor: \_\_\_\_\_

Sq. Ft. of 3<sup>rd</sup> 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: \_\_\_\_\_

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

<input type="checkbox"/> Zoning Review	\$100.00	<b>Fee Charge</b>	_____
<input type="checkbox"/> Building Permit (Flat fee)	\$500.00		_____
<input type="checkbox"/> Square footage \$ .60 x _____			_____
<input type="checkbox"/> State Surcharge	\$4.00		_____
	<b>Total:</b>		_____

Addition to a primary **Commercial** structure

Includes electrical, mechanical, plumbing, fire protection permits & CO.

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

<input type="checkbox"/> Zoning Review	\$100.00	<b>Fee Charge</b>	_____
<input type="checkbox"/> Building Permit (Flat fee)	\$500.00		_____
<input type="checkbox"/> Square footage \$ .60 x _____			_____
<input type="checkbox"/> State Surcharge	\$4.00		_____
	<b>Total:</b>		_____

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

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

<input type="checkbox"/> Zoning Review	\$100.00	<b>Fee Charge</b>	_____
<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	\$4.00		_____
	<b>Total:</b>		_____

**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)

<input type="checkbox"/> Building Permit (If an inspection is required)	\$400.00	<b>Fee Charge</b>	_____
<input type="checkbox"/> Square footage \$ .30 x _____			_____
<input type="checkbox"/> If project is done in stages, each additional stage or inspection	\$50.00		_____
<input type="checkbox"/> State Surcharge	\$4.00		_____
	<b>Total:</b>		_____

[Type here]

**Tent or temporary sales structure (<180 days):**

(Includes Christmas tree sales

<input type="checkbox"/> Zoning Review	\$100.00	<b>Fee Charge</b> _____
<input type="checkbox"/> Tent without banners	\$100.00	_____
<input type="checkbox"/> Tent with banners	\$200.00	_____
<b>Total:</b>		_____

**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.

<input type="checkbox"/> Zoning Review	\$100.00	<b>Fee Charge</b> _____
<input type="checkbox"/> Building Permit + cost of engineering review fees	\$200.00	_____
<b>Total:</b>		_____

**Retaining Walls over 4 feet in height:**

Engineer structural review & inspections may be required.

<input type="checkbox"/> Zoning Review	\$100.00	<b>Fee Charge</b> _____
<input type="checkbox"/> Building Permit (Flat fee)	\$100.00	_____
<input type="checkbox"/> Linear foot \$.40 x _____		_____
<input type="checkbox"/> State Surcharge	\$4.00	_____
<b>Total:</b>		_____

**Renewable Energy Systems: (Includes electrical permit, 3<sup>rd</sup> party inspector required)**

Roof mounted: Engineer structural certification required

<input type="checkbox"/> Building Permit (Flat fee)	\$300.00	<b>Fee Charge</b> _____
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	\$4.00	_____
<b>Total:</b>		_____

**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 3<sup>rd</sup> 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)

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: \_\_\_\_\_

Print Name: \_\_\_\_\_ Owner:  Contractor:  Applicant:

**Approvals:**

Zoning Officer: \_\_\_\_\_ Date: \_\_\_\_\_

Building Code Official: \_\_\_\_\_ Date: \_\_\_\_\_

[Type here]

**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