

# **Lower Gwynedd Township**

Building & Zoning Department | Phone: [\(215\) 646-5302](tel:2156465302)

1130 North Bethlehem Pike Spring House, PA 19477



## **Sheds/Garage Requirements**

Building permits are required for sheds greater than 200 square feet. A zoning review will be done as part of this submission. Sheds that are less than 200 square feet do not require a building permit application. They only require a simple zoning permit application to be submitted and approved.

**Before submitting your permit and plans please double check that you have included the required information. More detail is better than less, and incomplete submissions will delay your permit.**

- ☐ Complete Zoning & Building section of permit
- ☐ Complete Application for Contractors License

**Zoning/Site Plan (minimum scale than 20' = 1") Provide 2 copies of the plans showing all of the following:**

- ☐ Name, address, and phone number of applicant and owner
- ☐ Address of site (location of the work)
- ☐ North arrow & drawing scale
- ☐ Property lines & dimensions (measurements)
- ☐ Setback lines to indicate required yards
- ☐ Existing improvements on the land and their dimensions- i.e. house, porch, deck, shed, driveways
- ☐ Proposed improvements and their dimensions- clearly indicated that this is the proposed
- ☐ Distances from any existing and proposed structures to the property lines
- ☐ Streets and alleys (with labels)
- ☐ Driveway location and information
- ☐ Sidewalks, curbs, street lights
- ☐ Location and square footage of all structures on the property
- ☐ Total square footage of existing living space and square footage of proposed additional space

- ☐ Trees with trunk diameter of 6" or more that are located within 50 foot of proposed work

**Building Plans (Preferred scale  $\frac{1}{4}" = 1'$  ) Provide 2 copies of the plans showing all of the following:**

- ☐ Floor plan information is on sheet(s) or page(s) \_\_\_\_
- ☐ Structural plan information is on sheet(s) or page(s)
- ☐ Foundation plan information is on sheet(s) or page(s)
- ☐ Sectional detail is on sheet(s) or pages(s) \_\_\_\_\_
- ☐ Window and door schedule is on sheet(s) or page(s) \_\_\_\_\_
- ☐ Building elevations for each side of structure
- ☐ Floor plan for each floor (including basement and attic)
- ☐ Smoke detector placement is indicated in the floor plans
- ☐ Necessary egress windows are labeled as such the floor plans
- ☐ Foundation plans (footings 36-inch deep minimum)
- ☐ Crawlspace and attic ventilation information
- ☐ Type and location of all anchorage hardware, including specific type hold downs and hurricane straps
- ☐ Beam, header, girder, columns and post sizes and material
- ☐ Directions, size, support, placement, and spacing for all ceiling, framing, and roofing members
- ☐ Window and door schedule showing all sizes and energy efficiency information
- ☐ Stairways and handrails with measurements
- ☐ Floor and wall assemblies
- ☐ Sectional view showing detail of footings through roof
- ☐ Header sizes and materials, include design calculations for any header longer than 6 foot. Dimensions of all required access openings
- ☐ Identify all construction materials
- ☐ Show all required energy efficiency features (For additions attach Energy work sheet or ResCheck