



Greta Martin Washington
Director of Community Planning
James Lucas
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Administration 610.495.6432
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646 West Ridge Pike, Limerick, PA 19468

www.LimerickPA.org

FACT SHEET PERMITS GUIDE FOR NEW HOME CONSTRUCTION

A. Prior to submission for a construction permit, the following permits need to be issued:

Roadway Occupancy Permit – for any new entrance onto a township, county or state road. Proposed driveways onto state roads require permits from PennDOT; Swamp Pike requires a permit from Montgomery County's Roads and Bridges Department. Township Roads require a Road Occupancy Permit from the Township. Fees dependent on scope, payable at application submission.

Township Drainage Permit – Application Fee & Escrow required – see current fee schedule

- a. The Township Drainage Permit cannot be issued without an approved access to the site. Either an existing driveway curb cut can be used or a road opening permit needs to be obtained from the proper agency.
- b. If disturbance is greater than 1 acre, an NPDES permit is required to be obtained from the Montgomery County Conservation District.

B. Construction Permit application package shall consist of the following documents:

Contractor Registration – (if not already on file) Application Fee: \$80.00, payable at application submission.

Residential Construction Permit – Fees dependent on scope, payable upon completion of permit review.

Disclosure Statement to be completed by future homeowner. If the builder is constructing a spec house, then the disclosure shall be completed by the builder and the builder shall forward the disclosure to the future home owner at settlement. This form is not needed for a resident building their own house.

UTILITIES: Applicant must have water and sewer approvals in place to issue a construction or foundation permit.

If well water and/or septic system are proposed: Permits shall be obtained from Montgomery County Department of Health. Contact Dan Oskiera at 610-970-5040 ext. 4217.

- o **Note:** For any lot created after 1972, an approved planning module from DEP is required. The mailer for planning modules can be found on the [Sewer & Water Companies page](#) of the Township's website.

If public water, account shall be set up with PA American Water Company (1-800-565-7292).

If public sewer, coordinate with Essential Utilities at 610-792-2112.



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DRAINAGE PERMIT APPLICATION

(LIMERICK TOWNSHIP CHAPTER 151)

PAPER: 1 COPY OF APPLICATION AND 2 COPIES OF THE PLANS REQUIRED, PLUS
ELECTRONIC: FULL ELECTRONIC SET (APPLICATION, PLAN, ETC.) EMAILED TO CODES@LIMERICKPA.ORG.

ALL PLANS SHALL BE DATED WITH ALL REVISIONS AND MUST BEAR THE NAMES OF: (1) THE PERSON WHO PREPARED THE PLAN; (2) THE APPLICANT; AND (3) THE OWNER OF THE LAND. PERMIT FEES MUST BE SUBMITTED WITH THE PERMIT APPLICATION. IF ESCROW IS REQUIRED FOR THE PROJECT, SUBMIT TWO SEPARATE CHECKS; ONE FOR THE FEE AND ONE FOR THE ESCROW. ALL CHECKS SHOULD BE MADE PAYABLE TO "LIMERICK TOWNSHIP."

1. APPLICANT PROPOSES THE FOLLOWING ACTIVITIES:

- ☐ NEW PRINCIPAL STRUCTURE ☐ IN-GROUND POOL ☐ RESIDENTIAL ADDITION, SHED, PATIO
☐ EARTH DISTURBANCE (GENERAL) ☐ STORM DRAINAGE OR OTHER MISCELLANEOUS REPAIR
☐ IMPERVIOUS SURFACE _____ SF ☐ EARTH DISTURBANCE _____ SF ☐ VEGETATION DISTURBANCE (> OF 25,000 SF) _____ SF

SCOPE OF WORK _____

PROPERTY ADDRESS _____

SUBDIVISION _____ TAX MAP PARCEL No. _____

ESTIMATED START DATE _____ ESTIMATED COMPLETION DATE _____

2. IDENTIFICATION INFORMATION

APPLICANT NAME _____ PHONE _____

ADDRESS (STREET, CITY, STATE, ZIP) _____

EMAIL _____

OWNER NAME (IF DIFFERENT FROM APPLICANT) _____ PHONE _____

ADDRESS (STREET, CITY, STATE, ZIP) _____

EMAIL _____

CONTRACTOR NAME _____ PHONE _____

ADDRESS (STREET, CITY, STATE, ZIP) _____

EMAIL _____

DESIGN PROFESSIONAL NAME _____ PHONE _____

ADDRESS (STREET, CITY, STATE, ZIP) _____

EMAIL _____

NAME OF INDIVIDUAL INSPECTING BMP INSTALLATION _____ PA LICENSE NO.: _____

DRAINAGE PERMIT APPLICATION

PROPERTY ADDRESS _____

3. PLANS AND DOCUMENTATION REQUIRED – GENERAL (SEE CHECKLIST ATTACHED FOR SPECIFIC REQUIREMENTS)

- A. DRAINAGE PLAN:** THE PLAN SHALL SHOW ALL OF THE FOLLOWING INFORMATION WITH THE APPLICATION: PRESENT CONTOURS; PROPOSED CONTOURS; ALL LOT LINES; MINIMUM BUILDING SETBACK LINES; STREETS; DRIVEWAYS; BUILDING(S) WITH FINISHED FLOOR AND GARAGE FLOOR ELEVATIONS (BASEMENT FLOOR IF A WALK-OUT BASEMENT); TREES OVER 6" IN DIAMETER; DESCRIPTION OF SOIL TYPE, DOCUMENTED WETLANDS, AND CLASSIFICATION DETAILS WITH LOCATION OF PROPOSED DRAINAGE FACILITIES.

ALL STORMWATER CALCULATIONS, AS REQUIRED BY THE TOWNSHIP ENGINEER, SHALL COMPLY WITH CHAPTER 151 OF THE LIMERICK TOWNSHIP CODE, ENTITLED, LIMERICK TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

PLAN TITLE _____

DATE _____ LAST REVISION _____

REGISTERED DESIGN PROFESSIONAL _____

- B. EROSION AND SEDIMENTATION PLAN:** IF AN EROSION AND SEDIMENTATION CONTROL PLAN HAS NOT PREVIOUSLY BEEN APPROVED, IT MUST ACCOMPANY THIS APPLICATION, IF APPLICANT IS PROPOSING ACTIVITIES INVOLVING EARTH DISTURBANCE. LOCATION OF ACCESS FROM THE ROAD MUST BE SHOWN ON THE PLANS.

EROSION AND SEDIMENTATION CONTROL PLAN HAS BEEN PREVIOUSLY APPROVED (LETTER ATTACHED) ☐ YES ☐ NO

EROSION AND SEDIMENTATION CONTROL PLAN ATTACHED. ☐ YES ☐ NO

TITLE _____

DATE _____ DATE APPROVED _____

- C. ADDITIONAL DOCUMENTATION TO BE SUBMITTED WITH APPLICATION:** (OR PRIOR TO ISSUANCE IF NOT AVAILABLE AT TIME OF APPLICATION)

SUBMITTED N/A

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | PROPOSED SCHEDULE OF CONSTRUCTION |
| <input type="checkbox"/> | <input type="checkbox"/> | PROPOSED SCHEDULE OF BMP INSPECTIONS TO BE PERFORMED BY APPLICANT'S ENGINEER |
| <input type="checkbox"/> | <input type="checkbox"/> | NPDES PERMIT ATTACHED (IF EARTH DISTURBANCE IS GREATER THAN ONE ACRE OF LAND) |
| <input type="checkbox"/> | <input type="checkbox"/> | DEP GENERAL PERMITS |
| <input type="checkbox"/> | <input type="checkbox"/> | DEP JOINT PERMIT APPLICATION (IF WETLANDS ARE DISTURBED) |
| <input type="checkbox"/> | <input type="checkbox"/> | STORMWATER REPORT – IF SO, BMP O&M AGREEMENT IS REQUIRED |
| | <input type="checkbox"/> | BMP O&M AGREEMENT |
| <input type="checkbox"/> | <input type="checkbox"/> | AQUA SEWER LETTER OF ADEQUACY / APPROVAL LETTER |
| <input type="checkbox"/> | <input type="checkbox"/> | INDIVIDUAL WELL MCHD PERMIT / ONLOT SEPTIC SYSTEM MCHD PERMIT |

IF ACCESS TO PROPERTY IS NOT TAKEN FROM EXISTING DRIVEWAY, A ROAD OPENING PERMIT IS REQUIRED.

ACCESS WILL BE TAKEN FROM ROAD NAME _____ ☐ LOCAL ☐ SWAMP ☐ PENNDOT

SUBMITTED N/A

- | | | |
|--------------------------|--------------------------|-----------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | ROADWAY PERMIT |
| | <input type="checkbox"/> | TOWNSHIP ROAD OCCUPANCY PERMIT |
| | <input type="checkbox"/> | MONTGOMERY COUNTY ROADS & BRIDGES |
| | <input type="checkbox"/> | PENNDOT HIGHWAY OCCUPANCY PERMIT |
| | <input type="checkbox"/> | PENNDOT DECLARATION OF ADEQUACY |

DRAINAGE PERMIT APPLICATION

PROPERTY ADDRESS _____

4. PERMIT FEES PER RESOLUTION

NOTE: APPLICATION FEE IS NON-REFUNDABLE. ESCROW MAY BE WAIVED IF CONSTRUCTION ESCROW IS POSTED. SEPARATE CHECK REQUIRED FOR ESCROW AND APPLICATION FEE.

*ESCROW LISTED IS AMOUNT REQUIRED UNLESS OTHERWISE DETERMINED BY THE TOWNSHIP ENGINEER.

	FEES	ESCROW*
1. RESIDENTIAL ADDITION OR RESIDENTIAL ACCESSORY STRUCTURE	\$535.00	N/A
2. RESIDENTIAL INGROUND POOL	\$835.00	N/A
3. RESIDENTIAL STORM DRAINAGE	\$85.00	\$475.00
4. ALL OTHER PROJECTS		\$1,100.00
APPLICATION FEE = EARTH DISTURBANCE + STRUCTURE	\$85.00 / (DISTURBANCE OF FIRST ACRE)	
	ADD \$12.00 PER ADDITIONAL ACRE (ROUND UP)	
	\$60.00 / PER STRUCTURE	

5. CERTIFICATION & ACKNOWLEDGEMENT

I HEREBY STATE THE ABOVE FACTS AND STATEMENTS, INCLUDING ANY ATTACHMENTS ARE TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE. I FURTHER UNDERSTAND THAT ANY FALSIFICATION OF INFORMATION OR AN INCOMPLETE APPLICATION MAY BE CONSIDERED REASON TO REJECT THE APPLICATION AND THAT THE FALSE STATEMENTS HEREIN ARE MADE SUBJECT TO THE PENALTIES OF PA CONS. STAT. 4904 RELATING TO UN-SWORN FALSIFICATION TO AUTHORITIES.

NO DRAINAGE PERMIT SHALL BE ISSUED FOR THE FILLING OF MATERIALS OTHER THAN CLEAN FILL.

PLEASE BE ADVISED, DEPOSIT OF THE CHECKS REPRESENTING THE FEE(S) AND ENGINEERING ESCROW AMOUNTS FOR THIS APPLICATION DOES NOT CONSTITUTE APPROVAL OR GRANTING OF SAME BY LIMERICK TOWNSHIP. REGARDING THE ESCROW, THE APPLICANT IS RESPONSIBLE FOR THE ACTUAL COST. FUNDS SHALL BE REPLENISHED AT REQUEST OF TOWNSHIP. AT COMPLETION OF PROJECT, BALANCE OF ESCROW FUNDS WILL BE RETURNED UPON REQUEST.

SIGNATURE OF APPLICANT _____ DATE _____

☐ OWNER ☐ APPLICANT ☐ CONTRACTOR ☐ DESIGN PROFESSIONAL

TOWNSHIP USE ONLY BELOW THIS LINE

DRAINAGE PLAN APPROVAL _____ DATE _____

DESCRIPTION OF WORK / CONDITIONS OF PERMIT:

DRAINAGE PERMIT FOR [STORMWATER, GRADING, E&S, VEGETATION DISTURBANCE] TO ALLOW FOR THE CONSTRUCTION OF [NEW PRINCIPAL STRUCTURE, IN-GROUND POOL, STORMWATER DRAINAGE, RESIDENTIAL ADDITION, SHED, PATIO, OTHER: _____]

PER PLANS ISSUED WITH THE PENNONI LETTER DATED ____/____/____.

THIS PERMIT ISSUED IN CONJUNCTION WITH: PLANS DATED: ____/____/____

NPDES PERMIT NO. _____

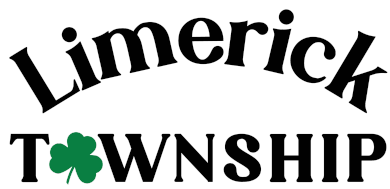
STORMWATER REPORT DATED ____/____/____ BMP O&M AGREEMENT RECORDED ____/____/____

NEW IMPERVIOUS AREA: _____ SF _____ AC

TOTAL EARTH DISTURBANCE: _____ SF _____ AC

TOTAL VEGETATION DISTURBANCE: _____ SF _____ AC

INSPECTIONS REQUIRED PER ATTACHED CHECKLIST



Administration 610.495.6432

Police 610.495.7909

FAX 610.495.0353

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RESIDENTIAL CONSTRUCTION APPLICATION: UNIFORM CONSTRUCTION CODE/ZONING

1. PROJECT INFORMATION:

<input type="checkbox"/> New Structure	<input type="checkbox"/> Addition	<input type="checkbox"/> Alteration	<input type="checkbox"/> Demolition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> Alternative Energy	<input type="checkbox"/> Swimming Pool, Spa, or Hot Tub <input type="checkbox"/> Other:			
Description of Work:				

Attach additional information as needed

2. PROPERTY INFORMATION:

Site Address:	Street #	Street Name	City	Zip
Tax Parcel #:				
Utilities:	<input type="checkbox"/> Public Water	<input type="checkbox"/> Private Well	<input type="checkbox"/> Public Sewer	<input type="checkbox"/> Private Septic
Is Any Portion of the Property in a Flood Hazard Area?		<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Does the Property Have Any Easements, Right-Of-Ways, or Other Restrictions?				

Owner:	First and Last or Company	Phone:		Email:	
Mail Address:	Street #	Street Name	City	Zip/State	
Authorized Agent (General Contractor, Building Manager, etc.)		First and Last Name			
Phone #:		Fax #:		Email:	
Mail Address:	Street #	Street Name	City	Zip/State	

3. BUILDING GENERAL INFORMATION:

Description of Building Use:					
Building Height:		Stories Above Grade Plane:		Access to a State Highway:	
Automatic Fire Sprinkler System:		Other Fire Suppression:			
Fire Alarm System:		Security Alarm System:			
Project Associated with a Manufactured Home (mobile home, trailer, etc.)?					
Elevator:		Propane or LPG:		Existing Area (sq/ft):	Proposed Area (sq/ft):
Other Regulatory or Governing Entities?					

4. BUILDING SYSTEM INFORMATION:

Electrical:					
Service Size:		Service Voltage:		Utility Company:	
Backup Generator:		Photovoltaic (solar):		Turbine/wind:	

Mechanical:					
Fuel:	<input type="checkbox"/> Nat Gas	<input type="checkbox"/> LPG	<input type="checkbox"/> Fuel Oil	<input type="checkbox"/> Waste Oil	<input type="checkbox"/> Electric <input type="checkbox"/> Other:
Wood/Solid Fuel Appliance:			Exterior Grill or Cooking Appliance:		

Plumbing:	Fixture Type and Quantity				
Clothes Washer:		Bathtub:		Floor Drain:	
Comb. Sink & Tray:		Dental Lav:		Dental Cuspidor:	
Dishwasher:		Bidet:		Drinking Fountain:	
Floor Sink:		Laundry Tray:		Kitchen Sink:	
Service Sink:		Lavatory:		Shower:	
Other Sink:		Urinal:		Wash Sink:	
Water Closet:		Other:		TOTAL:	

5. APPLICATION SUBMISSION REQUIREMENTS *(check after reading)*

- ☐ This PA UCC application is considered denied until all other approvals have been provided for. This includes but is not limited to: Zoning; Land Development; Grading; PennDOT Highway Occupancy; PA Dept of Labor and Industry; Montgomery County Health Department, etc.
- ☐ Two sets of construction documents submitted for review shall be submitted on a minimum of 24"x36" (ARCH D) size. Additional copies and other documents or approvals may be requested at the determination of the Building Code Official or designee.

6. CONSTRUCTION VALUATION

General Site/Building:		Electrical:		Mechanical:	
Plumbing:		Fire:		Other:	
				Total:	

7. CERTIFICATION

The applicant hereby certifies that all information on this application is correct and the work will be completed in accordance with the "approved" construction documents and PA Act 45 of 1999 (Pennsylvania Uniform Construction Code) and all other applicable laws of this jurisdiction. The applicant also certifies that the content of the certificate of Workers Compensation Insurance or Affidavit on file with Limerick Township is still in effect with no changes in coverage.

I hereby state the above facts and statements, including any attachments, are to the best of my knowledge, accurate and complete. I further understand that any falsification of information or an incomplete application may be considered reason to deny or reject the application and that the false statements herein are made subject to the penalties of PA Cons. Stat. 4904 relating to un-sworn falsification to authorities.

I certify that the code administrator or the code administrator's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such application and permit(s).

Signature of Owner	Date
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Signature of Agent	Date
--------------------	------

Point of Contact:	First and Last Name	Email:	
Phone #:		Cell #:	Fax #:

TOWNSHIP USE ONLY BELOW THIS LINE

Zoning:	EDU:	UCC:	Fire:	Permit #
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Police 610.495.7909

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ZONING INFORMATION

PLEASE ANSWER THE FOLLOWING ADDITIONAL QUESTIONS.

1. SITE ADDRESS _____ ZONING DISTRICT _____
2. SUBDIVISION NAME _____ IS YOUR PROPERTY PART OF AN HOA? YES NO
3. BUILDING USE: PERSONAL/HOBBY/RESIDENTIAL BUSINESS OR HOME OCCUPATION
4. WILL THERE BE NEW IMPERVIOUS SURFACE? ☐ YES ☐ NO SF _____
5. WILL THERE BE EARTH DISTURBANCE? (EXCAVATIONS & GRADING) ☐ YES ☐ NO SF _____
6. WILL THERE BE VEGETATION DISTURBANCE > 25,000 SF ☐ YES ☐ NO SF _____
7. WILL THERE BE A RELOCATION OF THE WELL OR SEPTIC SYSTEM? ☐ YES ☐ NO
8. WILL THERE BE ADDITIONAL BEDROOMS? ☐ YES ☐ NO
9. PROVIDE THE TOTAL AMOUNT (EXISTING & PROPOSED) BUILDING COVERAGE ON PROPERTY. THIS INCLUDES ANY AREA COVERED WITH ROOFS SUCH AS BALCONIES, PORCHES, ETC. FOR RESIDENTIAL PROJECTS, DO NOT INCLUDE DECKS OR PATIOS. FOR NON-RESIDENTIAL PROJECTS DECKS AND PATIOS SHALL BE INCLUDED.
TOTAL BUILDING COVERAGE: EXISTING: _____ SF PROPOSED: _____ SF
LOT SIZE: _____ ACRES
CALCULATE THE PERCENT BUILDING COVERAGE:
(TOTAL BUILDING COVERAGE DIVIDED BY LOT SIZE) _____ ACRES
10. PLOT PLAN REQUIREMENTS CHECKLIST – A PLOT PLAN MUST BE SUBMITTED WITH THE APPLICATION. ALL OF THE FOLLOWING MUST BE CLEARLY ILLUSTRATED AND IDENTIFIED ON THE ATTACHED PLOT PLAN OR NOTED AS NOT PRESENT ON THE PARCEL:
 - ☐ 1. PROPERTY LINES INCLUDE BEARING AND DISTANCE INFORMATION, IF READILY AVAILABLE.
 - ☐ 2. ALL EASEMENTS AND/OR REQUIRED BUFFER YARDS.
 - ☐ 3. OUTLINE OF ALL STRUCTURES (HOUSE, SHEDS, PORCHES, POOLS, ETC.)
 - ☐ 4. DISTANCE OF THE PROPOSED STRUCTURE TO THE SIDE AND REAR PROPERTY LINE AND CENTERLINE OF STREET/ROAD.
 - ☐ 5. DRIVEWAY LOCATION & WIDTH.
 - ☐ 6. EXISTING AND PROPOSED UTILITY LOCATIONS.

NOTES

1. STRUCTURES CANNOT BE PLACED IN EASEMENTS OR RIGHT-OF-WAYS.
2. WHEN ADDING ADDITIONAL BEDROOMS TO A DWELLING WITH ON-LOT SEPTIC SYSTEMS, APPROVAL FROM MONTGOMERY COUNTY HEALTH DEPARTMENT IS REQUIRED.



James Lucas
Director of Code Services
Codes@LimerickPA.org
610.495.6432

646 West Ridge Pike, Limerick, PA 19468

www.LimerickPA.org

PERMIT # _____
TO BE COMPLETED BY TOWNSHIP

RESIDENTIAL CONSTRUCTION PERMIT APPLICATION: ELECTRICAL

2021 IRC CODE

1. GENERAL PROJECT INFORMATION

Location of Project:		Cost:	
Type of Project Work:	<input type="checkbox"/> New <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Other _____		
Description of Work:	 		

2. ELECTRICAL PROJECT DETAILS

FIXTURE	QUANTITY	FIXTURE	QUANTITY	FIXTURE	QUANTITY
SWITCHES		WATER HEATERS		SOLAR - ROOF MOUNTED*	
PLUG RECEPTACLES		DRYERS		SOLAR - GROUND MOUNTED	
LIGHTING CIRCUITS		RANGES		PANEL SIZE	
BASE BOARDS		SPAS		SUB-FEEDER SIZE	
HEATERS		POOL PUMPS		OTHER _____	

*ROOF-MOUNTED SOLAR PANELS REQUIRE AN ENGINEER'S CERTIFICATION FOR THE ROOF STRUCTURE.

ALL ELECTRICAL WORK MUST BE INSPECTED BY AN ELECTRICAL UNDERWRITER PRIOR TO A LIMERICK TOWNSHIP INSPECTION.

Inspection Agency:	
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PLEASE PROVIDE TWO (2) SETS OF CONSTRUCTION DOCUMENTS FOR REVIEW. PLEASE INCLUDE MANUFACTURER SPECIFICATIONS, DIAGRAMS, ENGINEERED CALCULATIONS, LOCATION, NATURE, AND EXTENT OF WORK.

3. CERTIFICATION

The applicant hereby certifies that all information on this application is correct, and the work will be completed in accordance with the "approved" construction documents and PA Act 45 of 1999 (Pennsylvania Uniform Construction Code) and all other applicable laws of this jurisdiction. The applicant also certifies that the content of the certificate of Workers Compensation Insurance or Affidavit on file with Limerick Township is still in effect with no changes in coverage.

I hereby state the above facts and statements, including any attachments, are to the best of my knowledge, accurate and complete. I further understand that any falsification of information or an incomplete application may be considered reason to deny or reject the application and that the false statements herein are made subject to the penalties of PA Cons. Stat. 4904 relating to un-sworn falsification to authorities.

I certify that the code administrator or the code administrator's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such application and permit(s).

Signature of Owner or Authorized Agent/Contractor

Date

THIRD PARTY ELECTRICAL INSPECTION AGENCIES 2025

You must submit the Electrical Application with your plans to one of the agencies listed below for their review and approval. Once you receive approval, please submit the approval and plans along with the rest of the UCC Application to the Limerick Township Code Department. Limerick Township cannot answer any questions on behalf of the agencies listed below. Please contact them directly if you have questions regarding billing for their services.

- 1) **Middle Department Inspection Agency, Inc.**
404 West Ridge Pike
Conshohocken, PA 19428
PHONE: 800-992-6342
FAX: 215-244-1927
EMAIL: edpaugh@mdia.us
- 2) **Faulkner Inspection Services, LLC**
1201 Cherry Wood Court
Phoenixville, PA 19460
PHONE: 610-350-9957
FAX: 610-933-5509
EMAIL: mtfaulkner@msn.com
- 3) **Bureau Veritas North America**
790 Park Way Drive
Broomall, PA 19008
PHONE: 610-543-3925
FAX: 610-543-1933
EMAIL: carol.barker@bureauveritas.com
- 4) **United Inspection Agency**
716 N. Bethlehem Pike, Suite 300
Lower Gwynedd, PA 19002-2656
PHONE: 215-542-9977
FAX: 215-540-9721
EMAIL: info@unitedinspectionagency.com
- 5) **Middle Atlantic Electrical Inspections**
302 East Pennsylvania Boulevard
Feasterville, PA 19053
PHONE: 215-322-2626
FAX: 215-364-7921
EMAIL: brisi@biuinc.com
- 6) **American Inspection Agency, Inc.**
342 Miller Road
Sinking Spring, PA 19608
PHONE: 610-678-4336
FAX: 610-678-4359
EMAIL: aia.inc@juno.com
- 7) **Code Inspections, Inc.**
603 Horsham Road
Horsham, PA 19044
PHONE: 215-672-9400
FAX: 215-672-9736
EMAIL: contact@codeinspections.net
- 8) **Commonwealth Code Inspection Services**
176 Doe Run Road
Manheim, PA 17545
PHONE: 717-664-2347
FAX: 717-664-4953
EMAIL: talksoon@commonwealthcode.com
- 9) **Underwriter Inspection Services, Inc.**
153 N. Reed Road
Limerick, PA 19468
PHONE: 610-495-2803
EMAIL: codecopuis@gmail.com
EMAIL: codecop@comcast.net
- 10) **Bower Code Services & Inspections, LLC**
1104 Rapps Dam Road, Apt. 24
Phoenixville, PA 19460
PHONE: 484-345-8986
EMAIL: bowercodeservices@gmail.com



William R. Bradford
Superintendent, Public Works Department
WBradford@LimerickPA.org
Administration 610.495.6432
Police 610.495.7909
FAX 610.495.0353

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DRIVEWAY APPLICATION CHECKLIST

In order to expedite the processing of your driveway application, please make certain the following information is provided:

1. Include with your application two (2) plot plans with the proposed driveway highlighted on the plan.
2. Place the site address under your mailing address; make sure the permit application is signed and dated.
3. Place a stake in the center of the proposed entrance of the driveway. The stakes must be noticeable to accurately field inspect your property.
4. Enclose a check or money order for the appropriate fee amount, made payable to Limerick Township (fee schedule is attached).

Incomplete applications will not be accepted.

If you have any technical questions, please contact Bill Bradford, Public Works Superintendent, at (610) 495-6432 x 317 or by email at WBradford@LimerickPA.org

APPLICATION FOR TOWNSHIP ROAD OCCUPANCY PERMIT

Limerick Township
Montgomery County
646 West Ridge Pike
Limerick, PA 19468

Permit #

Date:

Issuing Permit Fee:

Township Inspection Fee:

Total

\$

\$

\$

Road name where work is to be done:

Name:

Phone:

Address:

For permission to:

Description and purpose of work:

Under and subject to all the conditions, restrictions and regulation prescribed by the Township and on the general provision and specifications a true copy whereof is attached and made a part hereof, with the same force and effect as if written or printed herein and under and subject to eh special conditions, restrictions, and regulations hereinafter set forth.

DATA APPLICABLE TO THIS APPLICATION

GENERAL:

Approximate date when work will be started:

Approximate date when work will be completed:

Road surface is improved to a width of

feet

Distance from center of line to roadway to gutter or ditch:

feet

Distance from center of line to Right Of Way:

feet

POLES AND TOWERS:

Number of poles to be erected

Nearest distance from center of road to structure

feet

Distance of proposed work along the road

feet

PIPE LINE AND CONDUITS:

The improved surface of the road

will

will not

be opened

Approximate area of opening in improved surface

sq. yds.

Approximate area of opening in unimproved surface

sq. yds.

Length of trench along the road

feet

Depth of trench below the surface

inches

Name of Applicant:

Phone

By:

Email

(authorized representative)

Any work performed within the right-of-way of a township road requires submission of three (3) copies of this form along with three (3) copies of a sketch showing the location and details of proposed work.

FEES SHALL BE PAID BY CHECK OR MONEY ORDER PAYABLE TO LIMERICK TWP.

PUBLIC WORKS DEPARTMENT - ROAD OPENINGS PERMITS

ADMINISTRATIVE

Returned Check Fee	\$20.00
Application Processing Fee For All Application Refunds	\$25.00

CONSTRUCTION ENTRANCES

	<u>FEES</u> \$170.00
--	--------------------------------

DRIVEWAYS

For Driveways Onto Township Dedicated Public Roadways Only

a. Minimum use (e.g., single-family dwellings, apartments with five or fewer units not more than 25 cars)	\$100.00
b. Low volume (e.g., office buildings, car washes, more than 25 but less than 750)	\$140.00
c. Medium volume (e.g., motels, fast food restaurants, service stations, small shopping plazas, more than 750 but less than 1,500)	\$165.00
d. High volume (e.g., large shopping centers, multi-building apartment or office complexes, more than 1,500)	\$210.00

OTHER

Bank removal, sidewalk, curb, etc.	\$140.00
Permit Extension (each six-month extension or each change)	\$90.00
Emergency Permit Card	\$75.00
Restriction on openings in newly paved street	\$1,000.00

UTILITIES

i.e., storm, gas, sewer, etc. - Non-refundable base application fee

PLUS fee of:

a. Surface Openings - Calculated on the total linear feet of the opening being permitted within different areas of right-of-way. Total linear feet of opening each (100-foot increments or fraction thereof):	
Opening in a pavement	\$110.00
Opening in a shoulder	\$100.00
Opening outside pavement and shoulder	\$90.00

If a longitudinal opening simultaneously occupies two or more highway areas identified in subparagraph (a), only the higher fee will be charged.

Linear distances shall be measured to the nearest foot.

b. Surface Openings - less than 36 Square Feet (e.g., service connections performed independently of underground facility installations, pipe line repairs each opening)	
Opening in pavement	\$120.00
Opening in shoulder	\$95.00
Opening outside pavement and shoulder	\$90.00

ABOVE - GROUND FACILITIES

a. Poles, guys and / or anchors if installed independently of poles	\$175.00
b. Up to 10 physically connected above-ground facilities (each continuous group)	\$120.00
c. Additional above - ground physically connected facilities (each pole with appurtenances)	\$50.00
d. Crossing (e.g., "overhead" triples, conveyors or pedestrian walkways and "underground subways or mines)	\$250.00

SEISMOGRAPH - VIBROSIS - METHOD (e.g., prospecting for oil, gas)

a. First Mile	\$300.00
b. Each additional mile or fraction thereof	\$150.00

TEST HOLES

In pavement or shoulder (each hole)	\$100.00
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Code Services
Codes@LimerickPA.org
Administration 610.495.6432
Police 610.495.7909
FAX 610.495.0353

646 West Ridge Pike, Limerick, PA 19468

www.LimerickPA.org

CONTRACTOR REGISTRATION AND FEE GUIDELINES

All contractors performing commercial work or constructing a new residence in Limerick Township must register each calendar year via this [Contractor Registration Application Package](#), which can also be found on the [Permits & Forms](#) page of the Limerick Township website.

To register with Limerick Township, please take the following steps:

1. Fill out the Contractor Registration Application form legibly and completely.
2. Pay the annual contractor registration fee. This can be done online, in person, or via mail (see below for details).
3. Submit the Contractor Registration Application form, the company's current Certificate of Insurance, and the receipt of payment for the annual contractor registration fee via email to Codes@LimerickPA.org. This can also be done in person or via mail.
4. Within a few days, you'll receive your Contractor Registration number via email.

The fee for registering as a contractor with Limerick Township is **\$80.00 per calendar year**.

To pay the fee online, access the [Online Payments](#) page of the Limerick Township website and follow these steps:

1. Select the **PAY YOUR BILL ONLINE** button.
2. In the green dropdown box for **DEPARTMENT**, select **CODE**.
3. In the next green dropdown box for **ITEM**, select **CONTRACTOR REGISTRATION**.
4. In **PAYMENT AMOUNT**, enter the fee amount of **\$80.00** and complete all required fields.
5. Click the **ADD & CHECKOUT** button to begin the payment process.
6. Click **GUEST CHECKOUT** if you wish to submit the fee payment as a "guest." Otherwise, you can **CREATE A NEW ACCOUNT**.
7. Enter the details for your method of payment (credit card, digital wallet, or ACH/E-Check), then click the **SUBMIT PAYMENT** button.
***Please Note:** If you remit payment via credit card, the service fee will be an additional 2.65%. If you pay via E-Check (bank routing number, checking account number), there will be an additional service fee of \$1.50.*
8. Once you pay the registration fee online, you will immediately receive a receipt. Submit the receipt along with the Contractor Registration Application and proof of insurance to the Township.

If you choose, the Contractor Registration Application, proof of insurance, and the associated fee can be submitted to the Township building in person (during the hours noted below) or mailed via USPS.

Limerick Township Administration Building

Mailing Address:

Limerick Township
646 W. Ridge Pike
Limerick, PA 19468

Hours:

Monday - Thursday: 7:30 AM - 4:00 PM
Friday: 7:30 AM - 1:30 PM



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CONTRACTOR REGISTRATION APPLICATION

COMMERCIAL/RESIDENTIAL NEW HOME

FEE: \$80.00 / CALENDAR YEAR

1. REGISTRATION INFORMATION

REGISTRATION #:		YEAR:	
<input type="checkbox"/> GENERAL CONTRACTOR/OTHER		<input type="checkbox"/> ELECTRICAL CONTRACTOR	
<input type="checkbox"/> PLUMBING CONTRACTOR		<input type="checkbox"/> MECHANICAL/HVAC CONTRACTOR	
<input type="checkbox"/> FIRE SPRINKLER/SUPPRESSION CONTRACTOR		<input type="checkbox"/> FIRE ALARM CONTRACTOR	

2. CONTRACTOR INFORMATION

FIRM/COMPANY NAME:				
WEBSITE:		EMAIL:		
PHONE #:		FAX #:		
BUSINESS ADDRESS:	STREET/SUITE #	STREET NAME	CITY	STATE & ZIP
OWNER:	FIRST & LAST NAME		PHONE #:	
OWNER ADDRESS:	STREET/SUITE #	STREET NAME	CITY	STATE & ZIP

3. WORKER'S COMPENSATION INFORMATION

FEDERAL EMPLOYER IDENTIFICATION NUMBER (EIN):	
INSURANCE POLICY NUMBER:	
WORKER'S COMPENSATION POLICY NUMBER:	
<input type="checkbox"/> PROOF OF INSURANCE PROVIDED	
<input type="checkbox"/> RELIGIOUS EXEMPTION	
<input type="checkbox"/> CONTRACTOR WITH NO EMPLOYEES	
<input type="checkbox"/> HOMEOWNER DOING OWN WORK	

4. CERTIFICATION

THE APPLICANT HEREBY CERTIFIES THAT TO THE BEST OF THEIR KNOWLEDGE, ALL INFORMATION SUPPLIED WITH THIS APPLICATION IS ACCURATE AND CORRECT. THE APPLICANT ALSO CERTIFIES THAT THE CONTENT OF THE CERTIFICATE OF WORKERS COMPENSATION INSURANCE OR AFFIDAVIT IS STILL IN EFFECT WITH NO CHANGES IN COVERAGE.

THE APPLICANT UNDERSTANDS THAT ANY FALSIFICATION OF INFORMATION OR AN INCOMPLETE APPLICATION MAY BE CONSIDERED REASON TO DENY OR REJECT THE APPLICATION AND THAT THE FALSE STATEMENTS HEREIN ARE MADE SUBJECT TO THE PENALTIES OF PA CONS. STAT. 4904 RELATING TO UN-SWORN FALSIFICATION TO AUTHORITIES.

SIGNATURE OF APPLICANT

DATE

TITLE



James Lucas
Director of Code Services
JLucas@LimerickPA.org
Administration 610.495.6432
Police 610.495.7909
FAX 610.495.0353

646 West Ridge Pike, Limerick, PA 19468

www.LimerickPA.org

To: Contractors
From: James Lucas, Director of Code Services
RE: Construction Activities – Permitted Hours of Operation

Construction Activities which are regulated by Limerick Township Code of Ordinance, Chapter 72, Construction Activities, include operating or permitting the operation of any equipment, or tools in new construction, reconstruction, additions, alterations, demolition, drilling, excavation, earthmoving, or paving.

ALL OPEN CONSTRUCTION PROJECTS SHALL POST HOURS OF OPERATION AT EVERY CONSTRUCTION ENTRANCE TO THE WORK SITE.

**THE TEMPORARY SIGN SIZE SHALL NOT EXCEED:
6 SF in size and 6 feet in height
(Consistent with the size of real estate yard sign).**

Location shall be outside the right-of-way and clearly visible to a driver from the road prior to entering the site.

Hours of Construction

Monday – Friday	7:00am – 8:00pm
Saturday & Sunday	8:00am – 6:00pm

Limerick Township Ordinance No. 377 is enforced by Limerick Police Department

Construction Activity occurring outside the permitted time is enforced by the Limerick Township Police Department. A copy of the full code can be viewed here: <https://ecode360.com/11203583>

SUBDIVISION AND LAND DEVELOPMENT

155 Attachment 9

Township of Limerick

NOTICE TO PURCHASERS

**THIS DOCUMENT IS FOR YOUR PROTECTION.
READ IT CAREFULLY AND CONSIDER OBTAINING INDEPENDENT PROFESSIONAL
ADVICE BEFORE SIGNING ANY AGREEMENT OF SALE.
[Adopted 7-5-2000 by Ord. No. 2000-215]**

Limerick Township Ordinance No. 2000-215 requires that the Seller of any "New Residential Property" provide the Buyer with a notice/disclosure statement regarding the property to be sold prior to the signing of any Agreement of Sale for the Property. This information is intended to benefit the Buyer. The checklist below is required by Limerick Township (the "Township") to make certain that you can make an informed decision about purchasing a home. It is your obligation to evaluate the information and to consider its implications relative to your situation.

If you have any questions, you are advised that the Seller and the Seller's agents may not be qualified to render explanations or interpretations of the information required to be disclosed. You are advised to seek the assistance of an independent professional prior to signing the agreement of sale.

Address: _____ B _____ U _____

RESIDENTIAL NOTICE/DISCLOSURE STATEMENT

The undersigned Seller (the "Seller") hereby notifies the undersigned Buyer ("you") of the following:

1. You should review the final, municipally approved record subdivision or land development plan for the Project (as defined below) (the "Plan") and/or the full set of approved subdivision/land development plans for the Project (as defined below) for the purpose of identifying, among other things:
 - a. Common areas, such as parklands, streets, open space, bike paths, walking trails (for pedestrians as well as for animals) and recreational facilities which are part of the Project (as defined below) and which may be near or adjacent to the New Residential Property you are purchasing (the "New Residential Property");
 - b. The lot lines or other boundaries of the New Residential Property you are purchasing and of lots or units adjacent thereto and any applicable dimensional requirements relating to such lots or units, including setback requirements, and building coverage, impervious coverage and height limitations;
 - c. Stormwater management facilities and drainage areas, including detention/retention basins and easements;
 - d. Sanitary sewer facilities and easements;
 - e. Utility easement areas;

LIMERICK CODE

- f. The zoning classification of the New Residential Property at the time the subdivision/land development of which the New Residential Property is a part (the "Project") was approved by the Township;
 - g. The existence of any environmentally sensitive areas on the New Residential Property being purchased or within the Project, including steep slopes, wetlands and floodplains [please note that governmental laws, rules, regulations and ordinances may limit the use and development of these areas];
 - h. Restrictions on the Project imposed by the Township; and
 - i. The existence and location of on-site water and/or on-site sanitary sewage facilities or systems.
2. You should review the current Zoning Map and Zoning Ordinance of the Township to determine the zoning classification of the property within the Project as well as of properties surrounding the Project for the purpose of determining permitted principal and accessory uses, and any applicable dimensional requirements such as building size, setback requirements, building and impervious coverage limitations, and height limitations. Such zoning information is available in the current Township Zoning Code and Zoning Map, and the current Zoning Map and Zoning, Subdivision and Land Development Ordinances of the Township are available for review and purchase at the Township office. Such ordinances are subject to change.
3. You should review approved and proposed (filed) subdivision and land development plans for the purpose of identifying conditions on surrounding properties which may impact the Project generally or the New Residential Property specifically. Such approved plans are available for review at the Township office and the recorded portions of such plans are available at the Montgomery County Recorder of Deeds Office. Such zoning information is available in the current Township Zoning Code and Zoning Map and the current Zoning Map and Zoning, Subdivision and Land Development Ordinances of the Township are available for review and purchase at the Township office. Such ordinances are subject to change.
4. You should obtain a title report for the New Residential Property from a reputable title insurance company and obtain copies of all plans, documents, easements and restrictions listed therein to determine what easements, restrictions or other limitations affect, may affect or may be imposed on the New Residential Property.
5. You should review any declarations, deed restrictions, homeowners association documents or other documents relating to the New Residential Property for the purpose of determining, among other things, what obligations you shall have after purchasing the New Residential Property with respect to maintenance, repair and replacement of the New Residential Property, any common areas or any other areas; a description of the real estate you will be purchasing; obligations or potential obligations of yours with respect to any homeowners association and common areas; the ownership of common areas; what future development can take place within the Project; and restrictions on the use of the property within the Project.
6. Local authorities may require connection to public water and/or sewer systems in the future and tapping/connecting fees may be imposed.
7. You should be aware that a natural gas or petroleum transmission line is located within 100 yards of the New Residential Property as shown on the attached plan excerpt. The record owner of the [natural gas or petroleum transmission] line is _____. Applicable _____. Not applicable _____.

Seller initials

Seller initials

SUBDIVISION AND LAND DEVELOPMENT

8. You should consider contacting the Township to determine the status of any dedications of roads, common areas, sanitary sewer facilities or other areas within the Project.
9. You should consider retaining the services of an attorney, real estate professional, professional surveyor, professional engineer and/or other professional to assist you in obtaining and evaluating information relevant to your New Residential Property purchase.

_____ Seller

_____ Date

_____ Seller

_____ Date

BUYER ACKNOWLEDGEMENT

I/We, the undersigned, hereby acknowledge the following:

1. The Seller has provided us with the notice, disclosures and information set forth above and required by the Township's New Residential Sale Notice/Disclosure Ordinance. Seller has also provided me/us with a signed copy of this Notice to Purchasers.
2. The Seller has made the Plan available to me/us for review and purchase and has made a full set of the approved plans of the Project available to me/us for review. Alternatively, because the final plans for the Project have not yet been approved, the Seller has made a full set of the latest plans available for my/our review, and has informed me/us that I/we should review the final approved plans before completing settlement and has agreed to make the Plan and the final approved set of plans available for my/our review when they have been approved by the Township and to make the Plan available for purchase by me/us when it has been approved by the Township.
3. The Seller has provided me/us with a copy of the condominium or homeowners association documents or other declaration of restrictions or similar documents applicable to the Project, if any.
4. The Seller has provided me/us with a list of the utility easements or other easements executed or to be executed by Seller in connection with the Project which will ultimately be but have not yet been recorded or, alternatively, has provided us with a statement that no such documents are contemplated as of this date.
 - a. If the property is subject to easements or rights-of-way for storm water management facilities (i.e., catch basins, drains, pipes, conduit, and/or storm water detention/retention basins, etc.), that I/we may have certain obligations regarding the maintenance, access to, and operation of said facilities and that if I/we should fail to perform said maintenance, the Township may enter upon the property to perform the same at my cost and expense.

_____ Buyer initials

_____ Buyer initials

_____ Buyer initials

_____ Buyer initials

LIMERICK CODE

- b. If the property is subject to an easement or right-of-way, I/We are aware that the area of the right-of-way may be accessed by governmental interest, the easement holder, the general public or other third parties acting on behalf of one of these entities, if applicable, and that I/we will not impede, obstruct, or otherwise preclude access to the same for such appropriate purposes.

_____ Buyer initials _____ Buyer initials

5. The Seller has provided me/us with a list of all permits and approvals required in order to develop the Project and the New Residential Property in accordance with the Plan. I/we understand that we can contact the applicable permitting or approval agencies to determine the status of such permits and approvals.
6. I/We understand that recorded documents applicable to the Project can be obtained at the office of the Recorder of Deeds of Montgomery County, and that a title company can provide me/us with a list of such documents.
7. I/We understand that the current Zoning, Subdivision and Land Development Ordinances of the Township are available for review and purchase at the Township office, and that such Ordinances are subject to change.
8. I/We understand that the plans for projects on properties surrounding the Project are available for review at the Township office.
9. I/We understand that the documents and information referenced herein may contain important information relating to the New Residential Property and the Project, and that I/we should obtain and review such information prior to entering into this transaction. I/we further understand that the information provided by Seller as set forth herein is not necessarily exhaustive of all information that might be applicable to my/our purchase of the New Residential Property, and that I/we have been encouraged to retain appropriate professionals on our behalf to review and evaluate the information provided and any other information that may be relevant. By signing this document, I/we are hereby acknowledging that I/we have obtained and reviewed the information and documents provided by Seller and/or referenced herein, and that we have obtained independent representation to represent us in this transaction, or that we have waived the right to review such information and/or to obtain such representation.

BUYER IS ADVISED TO SEEK THE ASSISTANCE OF AN INDEPENDENT PROFESSIONAL PRIOR TO SIGNING THIS DOCUMENT.

_____ Buyer

_____ Date

_____ Buyer