



WHITEHALL TOWNSHIP RESIDENTIAL PERMIT PLAN REQUIREMENTS and CODE GUIDELINES

Revised JANUARY 2022

FOR NEW DWELLING UNITS OR ADDITIONS, PLEASE INCLUDE THE FOLLOWING:

ELEVATION DRAWINGS: All elevations must be shown. Indicate the height of the structure and the height of the finish grade. If there is going to be a walk out basement, the sloped grading must be indicated on the plans.

WALL BRACING: A plan showing all wall bracing requirements shall be submitted and follow the PA Uniform Construction Code (PA UCC).

ROOF FRAMING: A roof framing detail plan must be submitted indicating if the roof will be constructed with standard framing lumber or roof trusses.

- If the standard framing will be used – all rafters, hip rafters, and ridge board sizes must be indicated along with the spans of each and roof pitch.
- If roof trusses will be used – the type/style of roof truss must be indicated, the spacing of each truss and an engineered truss design must be submitted with the engineer's professional seal. Provide layout plan

CROSS SECTION DETAIL: A cross section detail plans must be included and show all materials from the footer up to the roof and include all material sizes and spacing. This plan shall show as much details as possible including (rebar, psi of concrete, vapor barrier, anchor bolts, floor joists, wall studs, sheathing, house wrap, insulation R-values, ceiling joists, rafters, ridge board, roof trusses, hurricane tie down clips, roof sheathing, snow and ice shield). The foundation area shall be noted as full basement, crawl space or slab on grade. Indicate height of each floor and proposed maximum unbalanced backfill.

ENGINEERED MATERIALS: Any material that is engineered (I-joists, floor trusses, LVL beams, roof trusses, superior wall foundations) shall have all the design specifications submitted. All steel beam sizes shall be noted on the plans and shall have documentation of how the steel beams were sized. Anything that is "engineered" shall have the design professional's seal on the information submitted.

FLOOR PLANS: All floor plans must be submitted including basement, first floor, and second floor.

- A foundation plan shall show location of second egress and location of sump pit, HVAC equipment and any future bathroom plumbing.
- All rooms shall be labeled for the intended use and room sizes shall be indicated.
- All doors and windows shall be shown and the sizes of each shall be noted on the plans.
- Tempered glass and all safety glazing shall be noted on the plans and which windows and doors will be tempered and/or safety glazing.
- Bedroom windows shall be labeled "egress" and comply with the egress code requirements.
- All electrical devices shall be indicated on the floor plan.
- Smoke and carbon monoxide detectors shall be shown on the floor plans.

ENERGY: All R-values of insulation (basement walls or ceiling, walls and attic ceiling)

- All windows and doors U-factor ratings (.32 or better).
- The chosen Energy Code path must be indicated.
- A programmable thermostat is required.
- Attic hatches must be insulated and weather sealed per the chosen Code path.
- All HVAC equipment energy ratings shall be provided.

- Walk out basement areas must have 2-inch rigid foam (R-10) on the interior perimeter of the foundation.
- The energy certificate must be placed on the electrical panel box for final inspection. Note: A blower door test must be performed, and results submitted at final building inspection.

PLUMBING: All water and sanitary piping materials shall be indicated on the plans. A venting schematic plan must be submitted showing all drain, waste, and vent sizes. Residential property owners can apply for the permit ONLY if they are performing the work at their primary residence; otherwise, it must be applied for by a licensed Master Plumber of a first-class Township or City in the state of Pennsylvania. Documentation of plumbing license will be required.

MECHANICAL/HVAC: All duct work R-values shall be indicated on the plans. Furnish (2) sets of all equipment specifications. R-8 for feeds and returns in attics and R-6 in other areas outside the thermal envelope.

ELECTRICAL: Must note the NEC code edition on the plans. If submitting a plan, show placements of all electrical devices.

SOIL EROSION/SEDIMENTATION CONTROL: No sediment or soil may leave jobsite. Appropriate control measures must be implemented and remain in place for the entire duration of the construction until site is properly stabilized. NO WORK may commence until these measures are in place and approved. In addition, if work commences during "non-growing" season, site must be covered with appropriate stabilization materials.

NOTE: The basement alterations, deck code, and swimming pool guides are available on our website www.whitehalltownship.org under the "Forms and Documents" page.