

LONDON GROVE TOWNSHIP

CODE DEPARTMENT

2009 International Code and Applicable Sections of 2015 IRC as adopted by PA UCC

COMMON PERMIT / PLAN DEFICIENCIES

The purpose of this document is to assist permit applicants, builders, contractors and this Department by expediting plan reviews.

The following is a list of some of the most common deficiencies found during reviews of permit applications and plans, which require the Township to issued comments or deny permit applications. London Grove Township reviews plans in accordance with the Pennsylvania Construction Code. This list is intended primarily for residential projects; however, the comments are often relevant in commercial and multi-family construction. Some of the comments may not apply to your particular project. This list is also not a complete list of all requirements, and is only intended to assist you with some of the commonly seen problems.

The best suggestion we can make, is if you are unclear or unsure of something in the application project, please contact us. Do not assume something is not required unless you are absolutely sure.

1. Incomplete applications~ please make sure that all required paperwork is included with your application, and that all sections of the application are completed.
2. Failure to submit plans and specification in duplicate. Two (2) copies of all plans and specifications are required.
3. Failure to provide an accurate site plan showing all existing and proposed construction and accurate dimensions to lot lines
4. Electrical, Mechanical, and Plumbing Layout plans are required, along with equipment specifications. In addition plumbing riser diagrams shall be provided.
5. Failure to provide energy information in compliance with the International Energy and/or Residential code.
6. All revisions shall be encompassed by "clouding". If revisions are not so identified, the plans will be returned prior to review by this Department.

Comment: This only applies once plans have been reviewed by this Department. The purpose of the "clouding" is so that we can quickly identify all revisions for a more expeditious turn-around time. "Clouding" refers to ballooning, such as used in comic strips to indicate thoughts.

7. All mortar below grade shall be Type M or S.

8. Isolated footings, such as those that occur at porches, landings, or where the garage foundation is bonded to the basement foundation, shall be so located that a line drawn from the lower footing or excavation (whichever is greater) shall have a steeper slope than 45° with the vertical. This line establishes footing bearing value.
9. Manufacturer's sealed data shall be provided for all proposed roof trusses.
10. Shop drawings shall be submitted for all proposed truss systems -- roof or floor. Such shop drawings shall be by the manufacturer of the trusses and contain the original seal of the preparer.
11. Manufacturer's data shall be provided for any proposed pre-manufactured fireplaces.
12. If there is living space above the garage area, the walls and ceilings separating the garage from the living space shall be a minimum of $5/8$ " type X drywall.
13. A fire-rated ceiling shall be supported by a fire-rated assembly of equal rating. Most often this means the exterior walls shall also be one-hour rated. All proposed assemblies shall be detailed on the plan completely.
14. Every sleeping room shall have at least one operable window. Such window shall have a minimum net clear opening of 5.7 square feet, a minimum height dimension of 24", and a minimum width of 20".

15. The proposed basement smoke detector should be located at the top of the basement steps. Such detector should be a minimum of six inches (6") from any corner.
16. The fastening schedule for all multiple member LVL beams shall be specified, in accordance with NER-119, paying particular attention to side loaded beams.
17. Details shall be provided for proposed masonry chimneys. Such design shall be in accordance with the 2009 IRC, or 2009 IBC as applicable
18. The species and grade of all proposed structural lumber, including exterior lumber shall be specified.
19. All plans for commercial projects shall contain the embossed, perforated, or colored seal of the architect or engineer, and their original signature, so that it can be easily distinguished from duplication.
20. Any changes to required sealed plans shall be individually initialed and sealed by the architect or engineer of record.
21. Smoke/carbon monoxide detectors shall be located in accordance with the 2009 IRC for single and multi-family homes.
22. Calculations should be submitted verifying the adequacy of the proposed attic/roof venting, in accordance with the 2009 International Codes.
23. Support for all beams, joists and rafters, in accordance with the 2009 International Codes shall be shown.

24. Manufacturer's data shall be submitted for the proposed pre-fab concrete stairs, including any applicable ICC ES, BOCA ES, NER or NES Reports.
25. A minimum of 8" is required between the top of the foundation and grade and a minimum of 6" is required between finish grade and sheathing or siding.
26. We request that plan sizes will be as follows: 8.5 x 11", 11 x 17", 17 x 22" and 22 x 34". Please adjust your plan sheets accordingly. Plan sizes other than those specified above cannot be properly filed in a file cabinet.
27. The method of anchoring the sill plate to the foundation shall be proposed. Such proposal shall include the length, diameter and spacing of anchor bolts and shall be in accordance with the 2009 International Codes. If other anchorage is proposed, supporting information shall be submitted including any applicable ICC ES, BOCA ES, NER or NES Reports.
28. Basement step guards (open area protection) shall be in accordance with the 2009 International Codes, the guards shall not provide a ladder effect.
29. Glazing within 36" to stairways, landings, and ramps, which is less than, 36" above the walking surface is now considered to be in a hazardous location.
30. Glazing within 60" measured horizontally of the bottom step of a stairway is now considered to be in a hazardous location.

31. All basements now require emergency egress.
32. Except when there are 2 or fewer risers, on a door other than the main egress door, the door shall be served by a landing with a minimum dimension of 36" and at least the width of the door. Such landing can be no greater than 1.5" below the threshold if the door swings out, or 7 ¾" below the threshold if the door swings in.
33. Grade shall slope away from the structure a minimum of 6" in 10'.
34. When utilizing sheathing as wall bracing, it shall extend a minimum of 48" from corners. This may be a concern, walls with a short distance to openings, such as garage door openings.
35. Ice Barrier Underlayment is required from the eaves' edge to 24" inside the exterior wall.
36. Required R-Values are as follows. R-Values shall be obtained with insulation and insulating sheathing only, drywall, framing, structural sheathing, and siding does not count toward the R-Value.
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| Ceilings | R-38 |
| Walls | R-13 |
| Floors | R-19 |
| Basement Walls | R-10/13 |
| Slabs | R-10 for 2' |
| Crawl space walls | R-10/13 |

37. Where non-standard construction methods allow the insulation to extend completely over the top plates of all walls R-30 insulation can be used in place of R-38.
38. Dryer ducts shall have a maximum developed length of 25' (- 2.5' per 45°) (- 5' per 90°).