



Middlesex Township Customer Assistance Guide

Submittal Requirements for the Construction of Detached Structures (Less than 1,000 SQ FT) Accessory to Detached Single Family Dwelling



CUSTOMER ASSISTANCE GUIDE
BUILDING PERMIT APPLICATION SUBMITTAL REQUIREMENTS

DETACHED STRUCTURES (LESS THAN 1000 SQ FT)
ACCESSORY TO DETACHED ONE FAMILY DWELLING

(Shed . Detached Garage . Pavilions . Etc)

- Please read all of the following information.
- The following is a check list. You must have a checkmark in all the sections listed below prior to submitting your application.

_____ **Affidavit of Exemption** (See attached form) If you are hiring a contractor to construct your structure, and they have workers compensation, have the contractor or their insurance carrier provide us with a **Certificate of Insurance** showing proof of such. If the homeowner or a contractor without workers compensation is constructing the structure, the attached form must be completed and notarized.

_____ A site plan showing the proposed detached accessory structure, the outside dimensions of the structure, the distances in feet, to the front, sides, and rear property lines. (See attached example)

_____ Two (2) sets of construction drawings that show code compliance for all of the work proposed, to include but not limited to the following information;

- _____ Footing detail including depth below frost line.
- _____ Type of foundation.
- _____ Roof rafter size (2x6, 2x8, 2x10, etc).
- _____ Rafter spacing (16+on center, 24+on center, etc).
- _____ Thickness and type of roof sheathing.
- _____ Ceiling joist size and spacing.
- _____ Floor joist size and spacing.
- _____ Wall sections showing top, bottom plates and headers.
- _____ Location and size of all beams, girder/headers.
- _____ Sizes of all doors.
- _____ Plumbing if applicable.
- _____ Mechanical if applicable.
- _____ Electrical if applicable.
- _____ Completed building permit application.

The Township will review plans submitted to determine **zoning** compliance. If the minimum submittal requirements are not met, we will ask the applicant to supply additional information. If the minimum requirements are met, the plans will be marked **approved**. A **zoning** permit will be issued and the applicant will be notified of the zoning fee and when they can pick-up the permit at the Municipal Building. All fees shall be paid prior to the issuance of the **zoning** permit. Then use the inspection procedures provided to have the required inspection performed.

PROCEDURES FOR DETACHED ACCESSORY STRUCTURES

- **Due to size of the structure the Township WILL NOT BE REQUIRED TO INSPECT CONSTRUCTION PROGRESS.**
- Zoning permit must be posted on the site of the work and clearly visible from the road until completion of the project.
- The approved plans must be available at all times. These are the plans that were submitted with your application and were marked **%Approved+** by the Building Code Official.
- The permit applicant or authorized agent is responsible for contacting the Township when construction is completed.
- The Township will issue a Certificate of Occupancy after construction is completed and the Township verifies that the project matches the information provided during the submission and plan review process.

THIS FORM REQUIRES A NOTARY SEAL

AFFIDAVIT OF EXEMPTION

The undersigned affirm that he/she is not required to provide workers compensation insurance under the provisions of Pennsylvania's Workers Compensation Law for one of the following reasons, as indicated:

_____ Property owner performing own work. If property owner does hire contractor to perform any work pursuant to building permit, contractor must provide proof of workers compensation insurance to the municipality. Homeowner assumes liability for contractor compliance with this requirement.

_____ contractor has no employees. Contractor prohibited by law from employing any individual to perform work pursuant to this building permit unless contractor provides proof of insurance to the municipality.

_____ Religious exemption under the Workers Compensation Law. All employees of contractor are exempt from workers compensation insurance (attach copies of religious exemption letter for all employees).

Signature of Applicant

County of _____

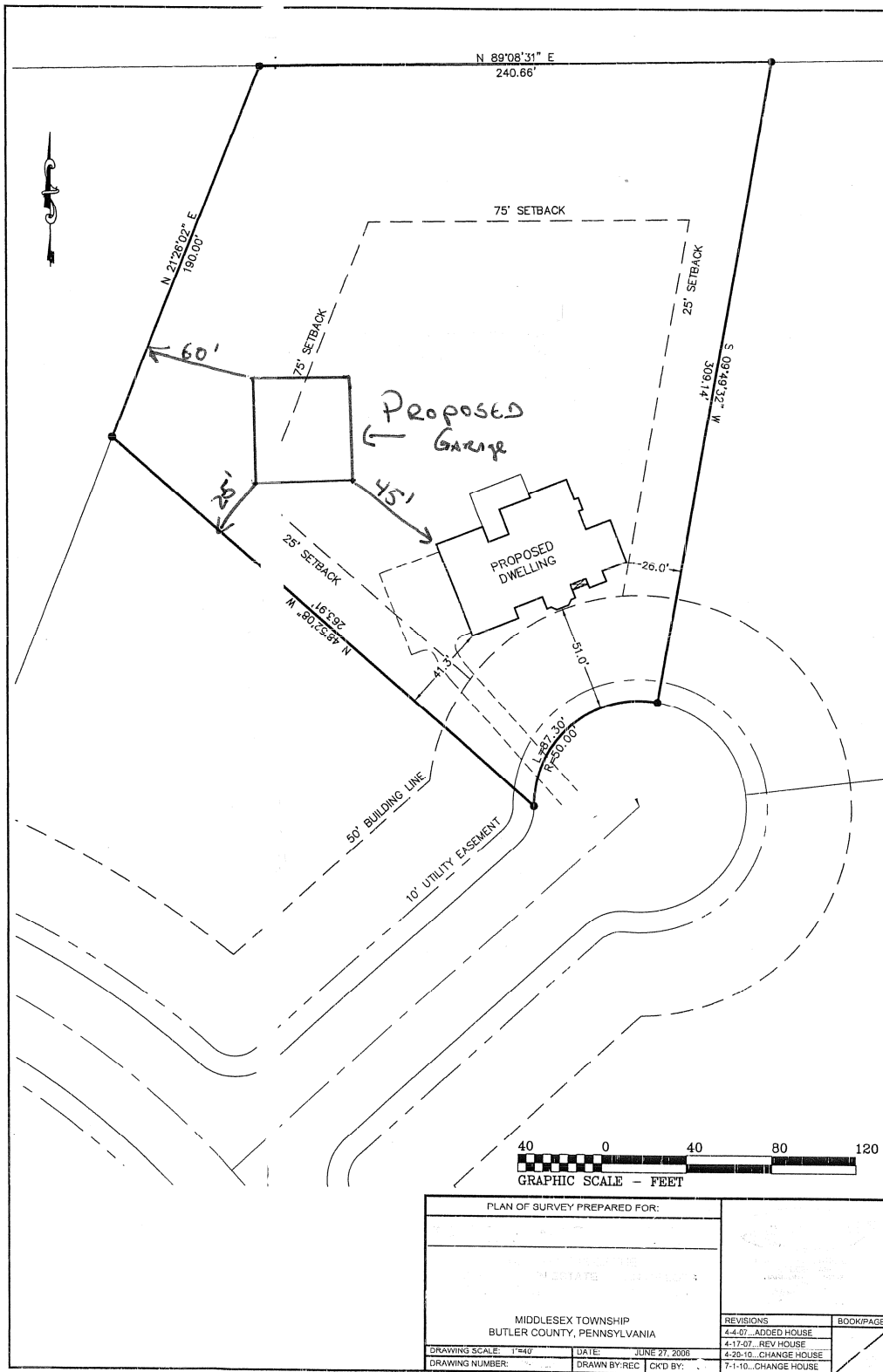
Municipality of _____

Subscribed, sworn to and
acknowledged before me by the above
_____ this _____ Day
of _____
20 _____.

SEAL

Notary Public

SITE PLAN EXAMPLE



* Example *