

TOWNSHIP OF MIDDLETOWN

DELAWARE COUNTY, PENNSYLVANIA

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GUIDELINES FOR REQUIRED DRAWINGS: - RESIDENTIAL CONSTRUCTION
SCALED DRAWINGS ARE REQUIRED FOR ALL STRUCTURES. (MIN. 1/4" = 1')
MINIMUM SIZE PAPER FOR DRAWINGS: 8 1/2" X 11"

1. Two sets of plans and specifications shall accompany building permits applications.
2. All plans and specifications shall be designed to the current edition of the International Residential Code.
3. No Building permit will be released until all associated permits (electric, plumbing, and etcetera) have been applied for and approved.
4. All building permit applications shall be signed by the property owner. (Copy of a signed contract may be provided)
5. An application for soil erosion & sedimentation control and/or storm water management permit shall be provided with all building permits for building additions.
6. A site plan shall be provided for all additions and new construction. Plan shall include the size and location of all new construction and all existing structures located on the site. The site plan shall also provide distances from the lot lines, easements, and etcetera.
7. Elevation drawings are required for all additions. Drawings shall show the grade and how it slopes away from the structure. All sides shall be provided unless sides are identical.
8. A floor plan view is required for each level of the structure.
9. At least one full cross section is required (no line breaks).
10. If the roof structure contains true valleys or hips, a plan view is required and all members shall be labeled. Structural support shall also be shown for the hips and valleys.
11. If the total square feet of living areas exceed 1000 square feet, the plans shall be sealed by a registered architect or engineer. Measurements are based on outside wall dimensions.
12. Plans for new dwellings SHALL be sealed by a registered architect or engineer regardless of size.
13. List the following construction details for residential construction:
 - a. Load conditions- roofs, floors
 - b. Truss certifications shall be sealed by an engineer
 - c. Species and grade of lumber
 - d. Floor coverings if other than wood or carpet
 - e. Window schedule showing size and location
 - f. Steps riser and tread
 - g. Insulation R-values
 - h. Mechanical systems size and location