

Bristol Borough
Bucks County, Pennsylvania

250 Pond St.
Bristol, Pa 19007
(215)785-4501

BRISTOL BOROUGH BUILDING PERMIT GUIDELINES

Permit approval must be obtained prior to commencing work.

All Commercial Contractors must be licensed with the Borough prior to commencing work.
Residential Contractors must indicate their PA State License Number on the permit application.
All Contractors must show proof of Worker's Compensation Insurance.

Building permits are required for, but not limited to, the following:

Additions, roofing, siding, windows (not replacement), electrical work, plumbing work, hvac work, decks, sheds, fences, patios, walkways, driveways, replacing sheetrock, heaters, appliances, new construction, water services, sewer connections, demolitions, etc. (If you are in doubt whether or not you may need a permit, please call the inspection office at 215-785-4501.)

All outside construction work must include a site plan, drawn to scale, indicating the dimensions and setbacks of all existing structures (including walkways, patios, garages, sheds, etc.) as well as the proposed new construction. Also, fill out the attached chart to determine the coverage on your lot.

Be specific on your permit application as to the scope of work.

Please submit permits at least a week or two before you would like to start work to give ample time for permit approval. Normally, permits are reviewed and approved within two to five working days from date of submittal.

Permits must be filled out completely, including two sets of construction drawings, a site plan (if required), a subcode for building, plumbing, hvac, electrical or fire as well as any additional information required. Please also fill out the Workers' Compensation Form and submit with completed application.

Please be advised, per the 2009 IRC, Section R315, Carbon Monoxide Detectors are to be installed in both new and existing construction in dwelling units. When applying for a permit for work in an existing dwelling, carbon monoxide detectors are required when the dwellings have either an attached garage and/or fuel fired appliances. The detectors must be within 15' of all bedrooms as per the Borough Ordinance. Prior to final inspection of a permit, the inspector will check to see if the required detectors are installed as per the PA State Adopted Building Code.

For your information:

Shed requirements: No higher than 15'; All accessory structures added together can be no larger than 500 square feet; Must be at least 2' from side and rear property line (must have impervious surface between shed and property line if 3' or less to property line); Must be at least 10' from the main building

Fence requirements: No higher than 4' in the required front yard
No higher than 6' in the sides and rear yard
Exception: Tennis courts which may be no higher than 10'

BUILDING/IMPERVIOUS COVERAGE CHART

ADDRESS: _____ ZONING DISTRICT: _____

LOT SIZE IN SQUARE FOOTAGE: _____

IMPERVIOUS PERCENTAGE ALLOWED: _____

BUILDING PERCENTAGE ALLOWED: _____

TOTAL % OF IMPERVIOUS COVERAGE PERMITTED: _____

TOTAL % OF BUILDING COVERAGE PERMITTED: _____
(this is the lot size multiplied by the % allowed)

Indicate the square footage of the following:

	IMPERVIOUS:	BUILDING:
House:	_____	_____
Driveway:	_____	N/A
Shed(s):	_____	_____
Garage(s):	_____	_____
Walkway(s):	_____	N/A
Concrete patio(s):	_____	N/A
Other:	_____	_____
Total existing:	_____	_____
New Proposed Construction:	_____	_____
Grand Total Coverage:	_____	_____

Approved Denied

Zoning Officer Signature: _____

BUILDING COVERAGE: The ratio obtained by dividing the maximum horizontal cross section of all principal and accessory buildings on a lot (including balconies and decks, roofed porches, roof carports and roofed breezeways, but excluding patios) by the total area of the lot upon which the buildings are located.

IMPERVIOUS COVERAGE: Surface that does not absorb water, including all buildings, parking areas, driveways, roads, sidewalks, and any areas of concrete, asphalt, and packed stone, and any other areas determined to be impervious by the Borough Engineer.