

KENNETT TOWNSHIP SINGLE FAMILY HOME PERMIT APPLICATION



Please use this application packet for any Single Family Home, Twin home, or Townhome construction including rebuilding of a house on an existing foundation.

For the rebuilding of a home or partial rebuilding, a demolition permit will also be required.

Please note:

CODES HAVE CHANGED-PLANS MUST REFERENCE THE 2021 IRC.

Appointments MUST be made to drop off this permit with the permit coordinator.

Appointments to drop off application packets are Monday- Thursday 9:00 am- 4:00 pm.

Please email or call for an appointment.

Permit submissions must be complete, no partial applications will be accepted.

Incomplete packets will be returned to the applicant.

Contact Us: permits@kennett.pa.us

or Call 610-388-1300 EXT 110

Grading and Stormwater permits will be required for most new construction and must be a

SEPARATE APPLICATION PACKET

Grading/Stormwater forms can be found on our website at: kennett.pa.us

Questions? Call or email us.

KENNETT TOWNSHIP NEW CONSTRUCTION SINGLE FAMILY BUILDING APPLICATION
CHECKLIST

NO STAPLES PLEASE

- Building Permit Application, square footate figures must match what is submitted on building plan (2 PAGES)
- Zoning Permit Application
- Zoning Site Plan (one sheet) with proposed structure(s), Current Zoning, and impervious table including all setbacks including:
Size & location of all new construction and existing structures on site
Distances from lot lines to all structures and applicable features.
Plan shall be of entire lot & show street lines (not lines/grades/topography)
- 2 FULL-SIZED signed and sealed sets of proposed structure drawings with building detail. **Plans must reference 2021 IRC.**
- Digital Submittal of all permit documents including plans (no thumb drives accepted, must be PDF or dropbox).
- General Contractor COI (certificate of insurance)
- Electrical Application
- Electrical Contractor COI
- 3rd party stamped Electrical Plans-must be 3rd party underwriter
- HVAC/Mechanical permit application
- HVAC/Mechanical plans and specs including res check calcs or manual J calcs
- HVAC/Mechanical Contractor COI
- Plumbing permit application
- Plumbing schematic
- Plumbing Contractor COI
- Chester County Health Department signed approved plans-Well application (if applicable)
- Chester County Health Department signed approved plans-Septic application (if applicable)
- Fire Protection Permit and or signed Waiver form (in packet)
- Firestopping Detail on plans
- Fireplace(s) detail and specs
- Truss Certs from manufacturer (if applicable)
- Kennett Township Liability Statement
- Kennett Township UCC form (inspection statement)
- If reusing existing foundation, a letter from an engineer or design professional is required

SAMPLE PAGE- CONSTRUCTION PLAN TOP SHEET-PLANS SUBMITTED MUST FOLLOW THIS SAMPLE

DO NOT SUBMIT WITH APPLICATION PACKAGE

8235 SILLS MILL ROAD
KENNETT SQUARE, PA 19348

Builder: Mushroom Homes, LLC

CONSTRUCTION DATA

CODE: **2021 IRC, 2021 IECC**
ISSUE DATE: 03/19/2026
REVISIONS:

ARCHITECT



DRAWING INDEX

- CS COVER SHEET
- GN-1.0 GENERAL NOTES
- D-1.0 DETAILS
- D-2.0 DETAILS
- A-1.0 FOUNDATION PLAN
- A-1FB FINISHED BASEMENT
- A-1F FIRST FLOOR FRAMING PLAN
- A-2.0 FIRST FLOOR PLAN
- A-2F SECOND FLOOR FRAMING PLAN
- A-3.0 SECOND FLOOR PLAN
- A-3F ROOF PLAN
- A-4.0 FRONT ELEVATION
- A-4.1 RIGHT SIDE ELEVATION
- A-4.2 REAR ELEVATION
- A-4.3 LEFT SIDE ELEVATION
- E-1.0 FINISHED BASEMENT ELECTRICAL PLAN
- E-2.0 FIRST FLOOR ELECTRICAL PLAN
- E-3.0 SECOND FLOOR ELECTRICAL PLAN
- P-1 PLUMBING RISER DIAGRAM
- P-2 GAS ISOMETRIC

SQUARE FOOTAGE

| LOCATION | SQUARE FEET |
|--------------------------|-------------|
| FIRST FLOOR | 2427 |
| SECOND FLOOR | 670 |
| TOTAL LIVING AREA | 3097 |
| GARAGE | 749 |
| BASEMENT | 2431 |
| FINISHED BASEMENT | 1338 |
| FRONT PORCH | 117 |
| REAR DECK | 400 |

REVISIONS

DRAWING SCALE

24x36 SHEETS SCALE: 1/4" = 1'-0"
11x17 SHEETS NOT TO SCALE



| |
|--|
| DRAWING DATE |
| 03/19/2025 |
| <input type="checkbox"/> For Review <input checked="" type="checkbox"/> For Permit <input type="checkbox"/> NOT for Construction <input checked="" type="checkbox"/> For Construction <input type="checkbox"/> Out for Bid |

| |
|----------------|
| REVISION DATES |
| |
| |
| |
| |

CHECKED BY: BD
PM: RA

CS

These drawings and the ideas and concepts contained herein, including digital information, are the property of the OMNIA Group Architects and are not to be reproduced, copied, modified, or changed in any manner without the written permission and consent of the OMNIA Group Architects.



SINGLE FAMILY HOME BUILDING APPLICATION

Permit #:

801 BURROWS RUN ROAD,
CHADDS FORD, PA 19317

To alter, erect or use a structure, to use land in accordance with the Zoning Ordinance, Building Code, and all other pertinent ordinances of Kennett Township, Chester County, Pennsylvania.

Construction Address (# & Street): _____

City _____ Zip _____

Homeowner Name (s): _____

Current Address of Homeowner: _____

Homeowner Email: _____

Builder/Contracting Company Name/DBA: _____

Contact Name at Company: _____ Phone: _____

Mailing Address: _____

City: _____ ST: _____ Zip _____

Email: _____

Name of Architect or Design Professional: _____

TYPE OF CONSTRUCTION: Please complete all sections. If left blank, permit will be deemed incomplete.

Square footage must match table provided on building plan.

_____ SINGLE FAMILY HOUSE _____ TOWNHOUSE OTHER: _____

Foundation: _____ New _____ Existing* **If existing an engineer letter will be required.**

TOTAL SQ FEET UNDER ROOF STRUCTURE (INCLUDING GARAGE) _____

SQUARE FOOTAGE BREAKDOWN: 1ST FLOOR: _____ **2ND FLOOR:** _____

BASEMENT: _____ **GARAGE:** _____ **# OF GARAGE BAYS:** _____

OF STORIES _____ **# OF BEDROOMS:** _____ **# OF FULL BATHS:** _____ **# OF HALF BATHS:** _____

Basement will be _____ Finished _____ Unfinished _____ Both/Combination

Total Square Footage of Finished portion of Basement: _____ sf

Toal Sqare Footage of Unfinished portion of Basement: _____ sf

Total Square Footage of Porches: _____ sf **Total Square Footage of Decks:** _____ sf

Type of Water: _____ *Well _____ Private

Type of Sewage Disposal: _____ Public Sewer _____ *Septic

*Plans from Chester County must be submitted for septic and new wells.

Primary Heating source Gas: _____ Electric: _____ Propane: _____ Other: _____

Total # of Fireplaces: _____ Type: _____

Fire Protection Permit: _____ Included _____ Deferred **If deferred, waiver must be signed by homeowner.**

CONSTRUCTION COST BREAKDOWN (no cents please):

Electrical: \$ _____ Mechanical: \$ _____

Plumbing: \$ _____ Construction: \$ _____

TOTAL COST OF ABOVE: (this is not the retail price): \$ _____

Who do we contact if we have questions regarding this permit application, if different from applicant?

Name: _____ Phone: _____

Who is responsible for payment of the Building Permit

_____ Homeowner _____ Contractor

I certify that all information on this application is correct, and the work will be completed in accordance with the "approved" construction documents and PA Act 45 (Uniformed Construction Code) and any additional applicable codes, ordinances and regulation of Kennett Township. I understand issuance of a permit and approval of construction documents shall not be construed as authority to violate, cancel, or set aside any provisions of the codes or ordinances of Kennett Township or any other governing body. I certify that the code administrator or the code administrator's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Applicant's Signature: _____ **Date:** _____

TOWNSHIP USE ONLY:

BUILDING CODE OFFICIAL APPROVAL: _____ **DATE:** _____



ZONING APPLICATION
New Construction

TOWNSHIP USE ONLY:

Tax parcel:

Zoning:

PROPERTY INFORMATION:
Owner(s) Names: _____
Address: _____
Subdivision Name: _____ **Is property a corner lot?** **YES** **NO**
Owner Email: _____
CONTRACTOR INFORMATION:
Business Name: _____
Contact Name: _____
Address: _____
Email: _____

| Structure Type | Height | Dimensions (L x W) | TOTAL SQ FOOTAGE OF NEW BUILDING UNDER ROOF |
|----------------|--------|--------------------|---|
| | | | |

Building/Lot Dimensions-
 IMPERVIOUS COVERAGE FORM MUST BE SUBMITTED AND MATCH ZONING TABLE IN APPLICATION SUBMSSION
SETBACK AREA- please list setbacks for 4 property lines:
Front: _____ **Ft.** **Rear:** _____ **Ft.**
Side 1: _____ **Ft.** **Side 2:** _____ **Ft.**

CERTIFICATION:
 I hereby certify that I am the owner of record of the named property; or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Zoning Officer shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions for the code(s) applicable to such permit.

Residence may not be occupied until a CERTIFICATE OF OCCUPANCY is issued.

Signature of Applicant : _____

Zoning Officer Approval: _____ **Date:** _____



KENNETT TOWNSHIP

IMPERVIOUS COVERAGE CALCULATION INSTRUCTIONS

Impervious Coverage is the area of a lot covered by any impervious surface such as roofing, parking areas, walkways, driveways (regardless of material) or any surface that water cannot penetrate such as brick, asphalt, or pavers. Anything with a roof is impervious including sheds, barns, covered porches, carports or pole barns. Pool water and wood or composite decking are NOT considered impervious.

Completion of this worksheet allows us to confirm your compliance with the zoning requirement by Zoning district for your property.

To calculate, the maximum square footage of impervious coverage permitted on a lot, multiply the percentage allowed in your Zoning district by the total square footage of the lot.

Note: You can also utilize the "Tools" app in Chesco Views to assist in calculating the impervious coverage (see the plot plan information sheet to get further instructions on accessing the site).

PLEASE USE SAMPLE BELOW AS A GUIDE:

| IMPERVIOUS COVERAGE COMPUTATION SAMPLE | | |
|--|-------------|--------------------------|
| NET LOT AREA: 81,277 SQ FT | | |
| EXISTING | | |
| HOUSE FOOTPRINT | 2803 | SQ FT |
| DRIVEWAY | 1400 | SQ FT |
| CONCRETE WALKWAY | 132 | SQ FT |
| PATIO | 390 | SQ FT |
| COVERED PORCH | 137 | SQ FT |
| SHED | 250 | SQ FT |
| DETACHED GARAGE | 1025 | SQ FT |
| TOTAL CURRENT | 6137 | SQ FT |
| | | |
| 6137 SQ FT/81,277 SQ FT = | | 7.56% IMPERVIOUS TOTAL |
| PROPOSED | | |
| SHED | 1025 | SQ FT |
| NEW PROPOSED SQ FT | 7162 | SQ FT |
| | | |
| 7162 SQ FT/81,277 SQ FT = | | 8.80% NEW PROPOSED TOTAL |

KENNETT TOWNSHIP IMPERVIOUS COVERAGE WORKSHEET

Total Lot Size in Square Feet (can be found on Chesco Views) _____

Property Address: _____

CALCULATION OF IMPERVIOUS AREA PERCENTAGE- total area of impervious coverage

Please note: Impervious surface includes house, covered porch, garage, shed, barn (any structure with a roof) and driveway, parking area, walkway, concrete steps, pool patio or pool coping, other patio or any asphalt, concrete, paved, brick or stone surface. (surface that water cannot penetrate).

Non impervious/Not included: Pool water, wood, or composite decks or stairs.

| | EXISTING SQ FT. | | PROPOSED SQ. FT. | | REDUCTIONS | FINAL SQ. FT. OF IMPERVIOUS |
|-----------------------|--------------------|---|---------------------|---|------------|--------------------------------|
| House | | + | | - | | = |
| Garage | | + | | - | | = |
| Driveway | | + | | - | | = |
| Walkways/Patio | | + | | - | | = |
| Sheds/Barns | | + | | - | | = |
| Other: | | + | | - | | = |
| TOTALS | | + | | - | | = |

Total Final Square Feet of impervious divided by Total Square Feet of Lot Size:

Example: 4200 sf of final impervious / 32,000 total sf lot size = .13%

_____ **Total % of Impervious Coverage**

Office Use Only:
ZONING DISTRICT:

MAX ALLOWABLE COVERAGE:



ELECTRICAL PERMIT APPLICATION

Permit # _____

Date: _____

To alter, erect or use a structure, to use land in accordance with the Zoning Ordinance, Building Code, and all other pertinent ordinances of Kennett Township, Chester County, Pennsylvania

Site Address: _____

Owner Name: _____

Application for a permit to perform or install (give description of work being done):

COST OF ELECTRICAL CONSTRUCTION: \$ _____ **(No cents)**

Site Address: _____

ELECTRICAL CONTRACTOR NAME (DBA): _____

ELECTRICAL LAYOUT PLANS ARE REQUIRED. PLANS MUST BE SUBMITTED TO AN APPROVED ELECTRICAL UNDERWRITER FOR PLAN REVIEW. STAMPED PLANS ARE REQUIRED FOR ELECTRICAL PERMITS. THE UNDERWRITER IS ALSO RESPONSIBLE FOR ROUGH AND FINAL INSPECTIONS.

Type of Work: New Building Alteration Addition Repair Upgrade Car charger

Service size: _____ AMP **Inspection Agency:** _____

Number of Fixtures: Switches: _____ Smoke Detectors: _____ Lighting: _____

Receptacles: _____ Tele/Data Boxes: _____

Total Number of Fixtures: _____

I certify that all information on this application is correct and the work will be completed in accordance with the "approved" construction documents and PA Act 45 (Uniformed Construction Code) and any additional applicable codes, ordinances and regulation of Kennett Township. I understand issuance of a permit and approval of construction documents shall not be construed as authority to violate, cancel, or set aside any provisions of the codes or ordinances of Kennett Township or any other governing body. I certify that the code administrator or the code administrator's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Applicant's Signature: _____ **Date:** _____

Building Code Official Approval: _____ Date: _____



801 BURROWS RUN ROAD,
CHADDS FORD, PA 19317

Permit # _____

PLUMBING PERMIT APPLICATION

To alter, erect or use a structure, to use land in accordance with the Zoning Ordinance, Building Code, and all other pertinent ordinances of Kennett Township, Chester County, Pennsylvania.

Application for a permit to perform or install (give description of work being done):

Site Address: _____

Total Cost of Plumbing \$ _____ (no cents) Proposed Start Date: _____

Plumbing Company Name/DBA: _____

Phone: _____

DETAILED PLUMBING PLANS ARE REQUIRED, INCLUDING PIPE SIZING, PITCH, LENGTH OF RUN, ETC. PLANS SHOULD INCLUDE DRAIN, WASTE, VENT DOMESTIC WATER, GAS PIPING AND TYPE OF MATERIAL TO BE USED.

Type of Work:

_____ New Building _____ Alteration _____ Addition _____ Repair _____ Upgrade _____ Change in use

| TYPE | NUMBER | TYPE | NUMBER |
|---------------------------|--------|---------------------|--------|
| Stacks | | Floor Drains | |
| Sinks | | Sump | |
| Baths | | Shower | |
| Water Closets | | Urinal | |
| Lavatory | | Dishwashing Machine | |
| Tank and Heater | | Humidifier | |
| Laundry Tray | | Garbage Grinder | |
| Water Distribution System | | Washing Machine | |
| Sewage Ejector | | Special Waste | |
| Rainwater Leaders | | Other: | |
| | | | |
| | | TOTAL | |

FLOOR DRAINS MAY NOT BE CONNECTED TO THE PUBLIC SEWER SYSTEM.

***TOTAL NUMBER OF PLUMBING FIXTURES:**

I certify that all information on this application is correct and the work will be completed in accordance with the "approved" construction documents and PA Act 45 (Uniformed Construction Code) and any additional applicable codes, ordinances and regulation of Kennett Township. I understand issuance of a permit and approval of construction documents shall not be construed as authority to violate, cancel, or set aside any provisions of the codes or ordinances of Kennett Township or any other governing body. I certify that the code administrator or the code administrator's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Signature of Owner
or Authorized Agent: _____

Permit Approved: Date: _____ Building Code Official _____ Price: _____



Permit # _____

Date: _____

MECHANICAL PERMIT APPLICATION

To alter, erect or use a structure, to use land in accordance with the Zoning Ordinance, Building Code, and all other pertinent ordinances of Kennett Township, Chester County, Pennsylvania

Application for a permit to perform or install (give description of work being done):

COST OF MECHANICAL CONSTRUCTION: \$_____ (No cents)

Site Address: _____

CONTRACTOR NAME (DBA): _____

ADDRESS: _____

MECHANICAL LAYOUT PLANS AND SPECS FOR EQUIPMENT ARE REQUIRED INCLUDING LOAD CALCS.

Type of Work: _____ New Building _____ Alteration _____ Addition _____ Repair _____ Upgrade

Fuel Source: _____ Oil _____ Electric _____ Natural Gas _____ Propane

Is this a NEW system: _____ YES _____ NO

Brand: _____ **Model:** _____

I certify that all information on this application is correct and the work will be completed in accordance with the "approved" construction documents and PA Act 45 (Uniformed Construction Code) and any additional applicable codes, ordinances and regulation of Kennett Township. I understand issuance of a permit and approval of construction documents shall not be construed as authority to violate, cancel, or set aside any provisions of the codes or ordinances of Kennett Township or any other governing body. I certify that the code administrator or the code administrator's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Applicant's Signature: _____ **Date:** _____

Permit Approved: Date _____

Building Code Official _____



801 BURROWS RUN ROAD,
CHADDS FORD, PA 19317

Permit #:

SINGLE FAMILY HOME
FIRE PROTECTION PERMIT

To alter, erect or use a structure, to use land in accordance with the Zoning Ordinance, Building Code, and all other pertinent ordinances of Kennett Township, Chester County, Pennsylvania.

Please check one: _____ New Construction _____ House Rebuild

Application is for (check all that apply): Sprinkler System Fire Alarm CO2
 Kitchen Hood Dry Chemical Smoke Control

Briefly explain work being done:

WORKSITE LOCATION

Site Address: _____

City _____ Zip _____

Business Name or Owner Name: _____

Total Square Feet of work area: _____ Total Construction Cost: \$ _____

COMPANY INFORMATION

Contractor Company Name/DBA: _____

I certify that all information on this application is correct, and the work will be completed in accordance with the "approved" construction documents and PA Act 45 (Uniformed Construction Code) and any additional applicable codes, ordinances, and regulation of Kennett Township. I understand issuance of a permit and approval of construction documents shall not be construed as authority to violate, cancel, or set aside any provisions of the codes or ordinances of Kennett Township or any other governing body. I certify that the code administrator or the code administrator's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Applicant's Name (PRINT) _____

Applicant's Signature: _____ Date: _____

Permit Approved: Date _____ Building Code Official _____

TOTAL COST \$ _____



TO BE SUBMITTED WITH NEW RESIDENTIAL HOMES WHEN A RESIDENTIAL SPRINKLER SYSTEM IS NOT INCLUDED WITH THE PLANS

Residential Fire Suppression System Waiver by Homeowner

In accordance with the Pennsylvania Uniform Construction Code (PA-UCC) Act 45, specifically Subsection 7210.901 (g) as amended by PA Act 1 of 2011, a builder of a one-family or two-family dwelling subject to the International Residential Code (IRC) shall, at or before the time of entering into the purchase contract do all of the following:

(initial) _____ (i) Offer to a buyer the option to install or equip, at the buyer's expense, an automatic fire sprinkler system in the building or dwelling unit designed and installed in accordance with the provisions of section R313.2.1 (relating to design and installation of automatic fire sprinkler systems) of the International Residential Code (2009 edition).

(initial) _____ (ii) Provide the buyer with information which explains the initial and ongoing cost of installing and equipping an automatic fire sprinkler system in the building or dwelling unit.

(initial) _____ (iii) Provide the buyer with information, as made available by the State Fire Commissioner on the agency's Internet website, on the possible benefits of installing an automatic sprinkler system.

<http://www.portal.state.pa.us/portal/server.pt/community/publiceducationinformation/11286/residentialsprinklersystems/957455>

| |
|--|
| <p>I/We, _____ am/are the owner(s) of the <i>(Print Name/Names)</i></p> <p>property located at _____ <i>(Street Address, City and ZIP)</i></p> |
|--|

I/We have been presented with the option to install an automatic fire sprinkler system by the homebuilder, have been provided with information which explained the expenses involved with the installation of an automatic sprinkler system and understand the extent of the benefits of having an automatic fire sprinkler system installed in my/our home.

I/we effectively waive the installation of an automatic fire sprinkler system at the property identified above in accordance with the PA UCC Act 45, specifically Subsection 7210.901 (g) as amended by PA Act 1 of 2011.

Signature of Homeowner(s)

Date



KENNETT TOWNSHIP LIABILITY STATEMENT

To be completed by Owner or Authorized Agent

Construction Address: _____

The issuance of this permit is conditioned upon compliance with all facets of the approved permit application and/or the subdivision plan from which this lot was created, to include, but not be limited to, soil erosion controls, stormwater management, grading plan, monument placing and all other details of the subdivision approval.

If, upon inspection, work is being done other than as approved, a Stop Work Order will be issued with the condition that corrections be made before any work is resumed.

If it is necessary to make a change, the proposed change shall be detailed by the applicant and submitted in writing. A written approval must be received prior to proceeding, as requested. Failure to procure written change approval will result in an obligation to construct as originally approved.

When inspection for a Use and Occupancy Permit is made and it is noted that the provisions of the permit issuance and/or subdivision approval have not been accomplished, a Use and Occupancy Permit will NOT be issued.

Print Name: _____

Signature: _____

_____ Homeowner _____ Contractor _____ Other

Date: _____

