

# KENNETT TOWNSHIP DETACHED GARAGE PERMIT APPLICATION



Please use this form for detached residential garages (not attached to the main house, these are detached), either being built on site or being delivered prefab (such as a large shed).

Residential garages have no plumbing or HVAC, and do not have bathrooms or bedrooms, nor habitable space above such as an apartment or in-law suite.

If you are building a structure with these criteria, please use the "Accessory Structure" permit form.

**For fastest processing please email prior to submittal in 2 PDF's; 1 for application packet and 1 for plans.**

**NO cellphone pictures will be accepted**

**To drop off this application in person:**

**An appointment at the permit office is required.**

**Permit appointments are Monday- Thursday**

**9:00 am- 4:00 pm**

A PLOT PLAN submittal with setbacks is required with this permit, please see our "PLOT PLANS" page for more info.

We have 15 days to issue a permit, from when we receive a completed submission, please make sure all forms are filled out completely and all items on checklist are submitted, to help expedite the process.

**Incomplete forms will be returned at the permit counter.**

**PERMIT DEPARTMENT:**

**[permits@kennett.pa.us](mailto:permits@kennett.pa.us) or 610-388-1300 EXT 110**

**BUILDING CODES HAVE  
CHANGED  
PLANS MUST NOW  
REFERENCE THE 2021 IRC**

## KENNETT TOWNSHIP RESIDENTIAL GARAGE CHECKLIST

For fastest permit approval, email plans and application packet to our permit office when complete

- PDF of plans emailed before application is dropped off
- Garage Building Permit Application (2 pages)
- Garage Zoning Application
- Plot Plan with setbacks showing proposed garage and setbacks (distances) from property lines.
- Impervious coverage worksheet
- Scope of work/customer proposal -ONE PAGE
- Two (2) Full sized sets of CAD drawings showing complete building plans. **Minimum Sheet Size: 15" x 11" Max sheet size: 24" x 18"**
- Electrical Permit Application (If applicable)
- Electrical layout plans (if applicable). *Plans must be submitted to an approved electrical underwriter for plan review. See sample in packet. Submit stamped and signed copies to the township. The underwriter is also responsible to conduct rough and final inspections.*
- UCC Form (for inspections)
- Township Liability Statement
- Chester County Assessment Form- given to Homeowners

### Is a grading permit necessary?

A SEPARATE Grading/Stormwater plan is required for:

*\*Any project proposing 1000 square feet or more of impervious surface or*

*\*Any project proposing 5000 square feet or more of earth disturbance.*

**CODES HAVE CHANGED  
ALL PLANS MUST REFLECT THE  
2021 IRC CODE**



# GARAGE BUILDING APPLICATION

Permit #: \_\_\_\_\_

Zoning: \_\_\_\_\_

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.

**Homeowner Name:**

\_\_\_\_\_  
**Site Address (# & Street):**

\_\_\_\_\_  
**City:**

**Zip:**

\_\_\_\_\_  
**Homeowner Email:**

\_\_\_\_\_  
**Homeowner Phone:**

<b><u>BUILDING COMPANY INFORMATION</u></b>
<b>Contractor Company Name/DBA:</b>
<b>Contact Name at Company:</b>
<b>Phone:</b> _____ <b>Email:</b> _____
<b>Mailing Address (# &amp; Street):</b>
<b>City</b> _____ <b>ST:</b> _____ <b>Zip:</b> _____

**ENGINEER OR DESIGN PROFESSIONAL INFORMATION**

Firm Name/

Contact \_\_\_\_\_

Briefly Describe Project:

PAGE 2

**TYPE OF GARAGE (Check all that apply):**

\_\_\_\_\_ New Garage    \_\_\_\_\_ Garage Addition/Extension

\_\_\_\_\_ Garage Demolition (demo permit will be required)

\_\_\_\_\_ Garage repair due to damage

**# OF CARS (BAYS)**

**Will Garage have Electric?**

**# of Stories in Garage:** \_\_\_\_\_

**Garage Size:** \_\_\_\_\_ X \_\_\_\_\_ X \_\_\_\_\_

**Total Square feet of garage:** \_\_\_\_\_ SQ FT

**Is Grading/Stormwater required for this project?**    \_\_\_\_\_ Yes    \_\_\_\_\_ No    \_\_\_\_\_ Unsure

Party Responsible for Permit Payment    \_\_\_\_\_ Contractor    \_\_\_\_\_ Homeowner

**Who do we contact with questions regarding this permit:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**Party responsible for scheduling and being at inspections:**

**Name:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

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:** \_\_\_\_\_

**Building Code Official Approval:**

**Approved by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Construction Cost: \$** \_\_\_\_\_ **Act 45 Fee: \$4.50**    **Electric: \$75**



# RESIDENTIAL ZONING APPLICATION

Permit # _____
Date: _____

**Township Use only:**

Approved by Zoning Officer: \_\_\_\_\_ Date: \_\_\_\_\_ Cost: \$ \_\_\_\_\_

Tax Parcel: 62- \_\_\_\_\_ Zoning: \_\_\_\_\_

**PLOT PLANS AND IMPERVIOUS COVERAGE SHEET MUST BE SUBMITTED WITH ALL ZONING PERMITS**

**PROPERTY INFORMATION:**

Owner: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Owner Email: \_\_\_\_\_

Subdivision Name: \_\_\_\_\_ Is property a corner lot? \_\_\_\_\_

**CONTRACTOR INFORMATION:**

Business Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**PLEASE FILL OUT 3 SECTIONS BELOW COMPLETELY- AREAS MARKED "SEE PLAN" WILL BE REJECTED**

Structure Details	Height	Dimensions: Length	Dimensions: Width	Total Cost of Project
Total Square Feet:				

**Building/Lot Dimensions:**

Existing Building Area: \_\_\_\_\_ sq. ft. Number of Stories: \_\_\_\_\_

Proposed Building Area: \_\_\_\_\_ sq. ft. Height of Structure above Grade: \_\_\_\_\_ sq. ft.

**SETBACK AREA- please list setbacks for 3 property lines (see attached sample):**

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.

Signature of Applicant

Print Name:



## 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		
<b>NET LOT AREA: 81,277 SQ FT</b>		
<b>EXISTING</b>		
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
ATTACHED GARAGE	1025	SQ FT
<b>TOTAL CURRENT</b>	<b>6137</b>	<b>SQ FT</b>
6137 SQ FT/81,277 SQ FT =	7.56%	IMPERVIOUS TOTAL
<b>PROPOSED</b>		
DETACHED GARAGE	1775	SQ FT
<b>NEW PROPOSED SQ FT</b>	<b>7912</b>	<b>SQ FT</b>
7912 SQ FT/81,277 SQ FT =	9.73%	NEW PROPOSED TOTAL

# KENNETT TOWNSHIP IMPERVIOUS COVERAGE WORKSHEET

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.

**Total Lot Size in Square Feet (can be found on Chesco Views)** \_\_\_\_\_

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

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**

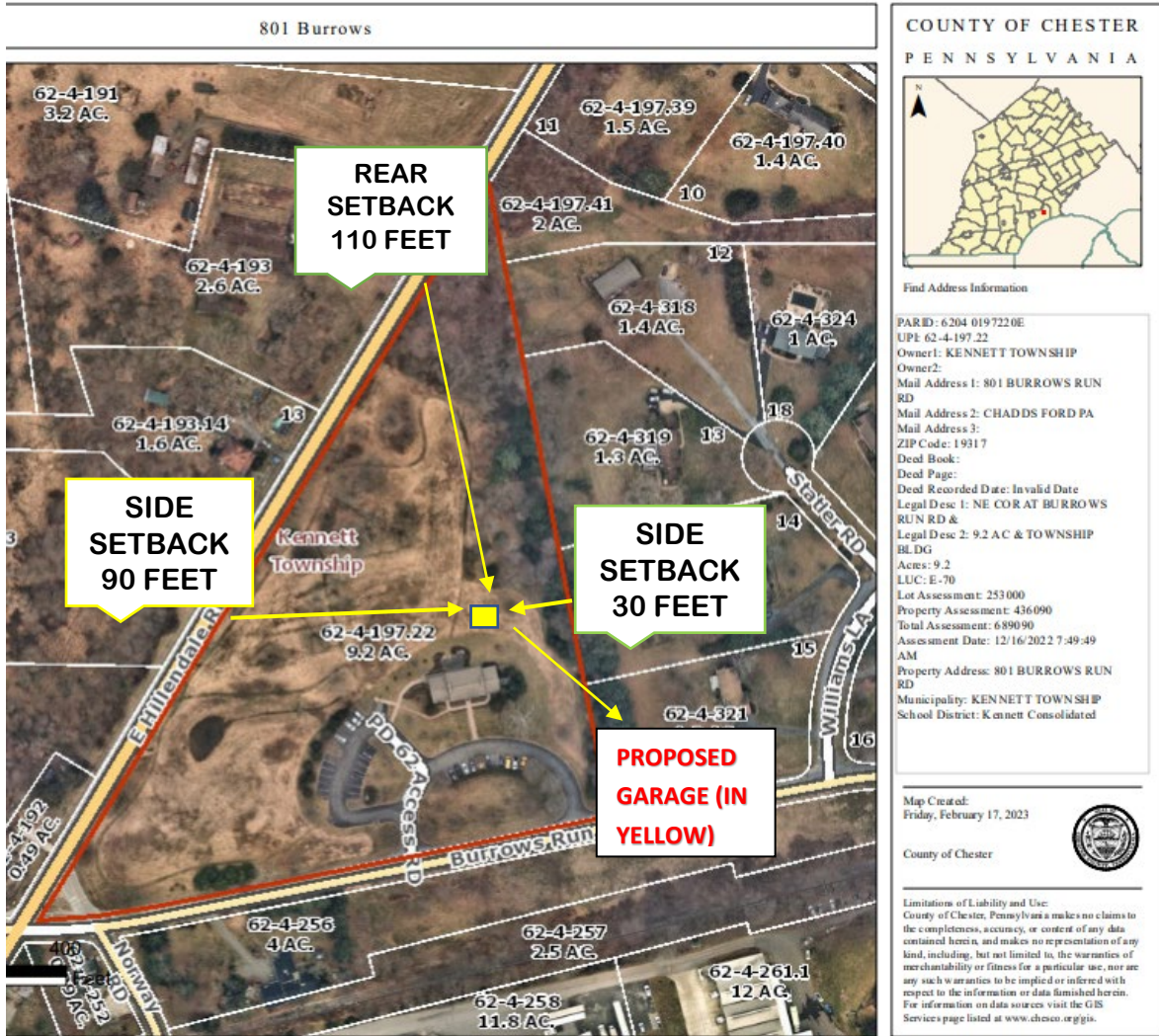
Office Use Only: Zoning: \_\_\_\_\_

**MAX ALLOWABLE COVERAGE:**

Zoning Officer Approval: \_\_\_\_\_ Date: \_\_\_\_\_

# CHESCO VIEWS PLOT PLAN SAMPLE

Showing proposed garage and setbacks





## Kennett Township Electrical Permit Submissions

### PLEASE READ

\*ELECTRICAL PLANS/SCHEMATIC MUST ACCOMPANY ELECTRICAL PERMITS AND BE STAMPED BY A THIRD PARTY ELECTRICAL UNDERWRITER.

THIS IS NOT AN ELECTRICIAN. IT IS A 3<sup>RD</sup> PARTY INSPECTION AGENCY THAT VERIFIES THE ELECTRICAL PLANS ARE UP TO THE CURRENT CODE.

THIS AGENCY WILL ALSO PERFORM A FINAL INSPECTION.

\*KENNETT TOWNSHIP DOES NOT PERFORM ANY ELECTRICAL INSPECTIONS, THESE MUST BE DONE BY A THIRD PARTY INSPECTION AGENCY.

THE SAME AGENCY THAT STAMPS/APPROVES YOUR PLANS WILL CONDUCT THE FINAL INSPECTION.

You can also do a google search for  
"PLAN REVIEW ELECTRIC THIRD PARTY PA"  
for more information.

Not having the required stamp on plans will hold up the permit process.



# 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: \_\_\_\_\_



UNIFORM CONSTRUCTION CODE INSPECTION REQUIREMENTS/PROCEDURES

KENNETT TOWNSHIP CODE ENFORCEMENT DEPARTMENT

**All inspections require 48 hours' notice**

**Please note that other inspections for A GARAGE may be required, we will provide a list when the permit is issued.**

**Not all of these inspections may be required.**

FOOTING: To be performed after footing is dug with chairs and rods in place and before concrete is poured.

PRE-SLAB: To be performed before concrete is poured and required for all attached garages or slab on grade.

FOUNDATION: To be performed for all poured concrete work, steel rebar shall be installed at the time of inspection. This is to be performed before the framing work begins, backfill is installed or concrete is poured.

ELECTRICAL: Any electrical work, including low voltage or specialty, applicant shall submit 2 sets of "Third party REVIEWED and APPROVED plans. Rough and Final inspections will be conducted by a qualified third-party inspection agency. Final inspection approval shall be placed on the electrical panel and a "cut card" shall be send to the township.

FRAMING: To be performed before insulation is installed and after all rough-in work is complete on plumbing, electrical and mechanical systems. Framing inspections will not be done until all mechanical, electrical, plumbing and fire protection material is installed.

FINAL: To be performed after all items pertaining to the issued building permit have been completed and a final electrical inspection by a third-party agency has taken place.

I fully understand that it is my responsibility, or the person that I have listed on the application as my designee to call for inspections and, that if inspections are not made according to this procedure, I or my designee may be in violation of the UCC and may be subject to persecution. I/we also understand that no one may occupy the structure (or portion thereof) until a UCC certificate of Occupancy or Certificate of Compliance is obtained.

No work may start until a permit is issued.

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_ 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: \_\_\_\_\_

\_\_\_\_\_ Developer \_\_\_\_\_ Contractor \_\_\_\_\_ Other

Date: \_\_\_\_\_