

WEST BRADFORD TOWNSHIP 1385 CAMPUS DRIVE DOWNINGTOWN, PA 19335

Phone (610) 269-4174 Fax (610) 269-3016

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APPLICATION FOR BUILDING PERMIT (Pool Barrier)

APPLICATION INSTRUCTIONS: All applicants complete Parts 1,2,3,4,5 of this form. If plumbing work, complete Parts 6 & 7 If mechanical work, complete Parts 8 & 9. If electrical work, complete Parts 10 & 11. For all other permits, explain work on Part 12. Attach approved Zoning Permit, Building Construction Plans, and documentation as required.

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Permit, Building Constr	uction Plans, and do	cumenta	tion as required.					
Is owner the applicant 1. PROPERTY INFO								
Street Address		Apt.	Zip	Parcel Number 50-	Zoning District			
Subdivision			Lot Number	Parcel Use □ Residential □ Industrial	□Commercial □ Vacant □Other □ Institutional			
2. OWNER INFORMA	ATION							
Last Name			First Name		Phone			
Street			City, State, Zip					
Cell Phone			Fax Number					
3. CONTRACTOR IN	IFORMATION							
Last Name			First Name		Phone			
Street			City, State, Zip					
Cell Phone			Email address					
4. BUILDING PERM	IT APPLICATION							
Improvement Type: New Construction Demolition Addition	□ Relocation □ Alteration □ Foundation Only □ Repair/Replacement □ Change of Use Only				□ Garage □ Other			
Height Above Grade (feet)		Building Estimated Value \$					
5. CERTIFICATON	1661)		building Ls	umateu value	; ψ			
I hereby certify that I am authorized by the owner permit for work described	to make this applicat I in this application is	ion as his issued,	s authorized agent an I certify that the code	d I agree to conform official or the code of	ed by the owner of record and that I have been to all applicable laws of this jurisdiction. In addition, if fficial's authorized representative shall have the authorle(s) applicable to such permit per PA UCC Act 45 of			
Signature of Applica	ınt		Ado	Iress	Contact #			
*								
Print Name of Applic	cant							
DEPARTMENT APPR	OVALS				Fee			
Plan Examiner				Date				
Building Official								
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10. ELECTRICAL CONTRACTOR INFORMATION (Skip if there will be no electrical work performed.)

Last Name	First Name	Phone
Street	City, State, Zip	
Cell Phone	Fax Number	

11. ELECTRICAL PERMIT APPLICATION

Type of Work	#	Type of Work	#	
Switching Outlets	Bonding, Pool/Vault			
Lighting Outlets		Service Feeders		
Receptacle Outlets		HVAC		
Range/Oven		Switching Devices		
Dryer, Electric		Transformers		
Water Heater, Electric		Smoke Detectors		
Heating, Electric		Electrical Work Estimate Value\$		
Service Equipment				

12. HOME OWNERS ASSOCIATION ARCHITECTURAL APPROVAL (PLEASE CHECK ONE):

- o This property is not in a community governed by an HOA.
- This property is in a community governed by an HOA, however this project does not fall within HOA jurisdiction.
- o This property is in a community governed by an HOA and I acknowledge that I will obtain necessary approvals prior to commencement of construction.

Building Plan (attach additional sheets): Township Use Only

OTHER DEPARTMENT APPROVALS

Signature	Date	Approved
Fire Marshall		
PA DEP		
Planning Commission		
Chester Co. Dept. of Health		
PA DOT/Highway Occupancy		
Township Engineer		
Zoning Official		



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Parcel #

APPLICATION FOR ZONING

Use for any structures including buildings, additions, pools, pool barriers, spas, patios, driveways, tents, sheds (under 500 sq/ft) and decks less than 30 inches in. from grade.

OBTAIN ZONING PERMIT PRIOR TO BUILDING PERMIT

PROPERTY INFORMATION:					
Name:				Phone:	
Address:		Cell Phone:			
CONTRACTOR INFORMATION	<u>N:</u>				
Name:			-	Phone:	
Business Name:				Phone:	
Address:	***************************************			Phone:	-
				FAX #:	
Permit Type	Height	Dimensions L x W	Mater	ial Type	·
Dwellings					ESTIMATED COST:
Commercial Buildings				1	
Retaining wall under 4 ft					
Shed under 500 sq/ft					
Patio					
Paving/Driveways					
Decks under 30 in					
Decks over 30 in					
Chicken Coop					
Other:					
Describe work to be completed:					
CERTIFICATION: I hereby certify that I am the ow that I have been authorized by t of this jurisdiction. In addition, it authority to enter all areas cove permit.	he owner to f a permit fo	make this appl r work describe	ication as their authori: d in this application is i	zed agent and I agree to issued, I certify that the 2	conform to all applicable laws Zoning Officer shall have the se code(s) applicable to such
Signature of Applicant			Address		Contact #
Print Name					
DEPARTMENT APPROVALS Zoning Official			Da	Fee	

PLEASE INCLUDE TWO SITE PLANS



TOWNSHIP OF WEST BRADFORD

1385 CAMPUS DRIVE DOWNINGTOWN, PA 19335 Phone 610-269-4174 Fax 610-269-3016

WEST BRADFORD TOWNSHIP LIABILITY STATEMENT

TO BE COMPLETED BY OWNER OR AN AUTHORIZED AGENT

Owner or authorized agent of property at:	Permit #
Property Address	Phone Number
The issuance of this permit is conditioned upon compliant and/or the subdivision plan from which this lot was crecontrols, stormwater management, grading plan, monunapproval.	eated, to include, but not be limited to, soil erosion
If, upon inspection, work is being done other than as an condition that corrections be made before any work is result.	
If it is necessary to make a change, the proposed change writing. A written approval must be received prior to perhange approval will result in an obligation to construct as	proceeding, as requested. Failure to procure writter
When inspection for a Use and Occupancy Permit is maissuance and/or subdivision approval have not been accordissued.	
Print Name	Print Name
Sign Name	Sign Name
Date	Date
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THIS PAGE MUST BE COMPLETED & RETURNED WITH YOUR APPLICATION

TOWNSHIP OF WEST BRADFORD ADDENDUM TO BUILDING PERMIT

Build	ing Permit #		•							
Name	e of Applicant									
			Zip Code							
Appli	cant's Federal or State E	mployer Identification Nun	nber (EIN)							
I.	The applicant for the building permit, in compliance with Act 44 of 1993, hereby submits (check one): [] Certificate of Insurance (please attach) [] Certificate of Self-Insurance (please attach) [] Affidavit of Exemption									
II.	following:		been submitted, please complete the							
	Address									
	City	State	Zip Code							
	Contractor/Policy Hold	er's Federal or State Emplo 	oyer Identification Number (EIN)							
1.			ne Worker's Compensation Act, the ederal Longshore and Harbor Workers'							
2.	The insurer has been not policy certificate Holder.	fied that the municipality issu	uing the building permit is to be named a							
3.	Any subcontractors used on this project will be required to carry their own workers' compensation coverage.									
4.	The contractor/policy holexpiration of workers' con		y of any change in status, cancellation or							
5.			es of this permit will subject the er fines and penalties as provided by law.							
III.	_	g claimed and you are the page to the page of this form where	property owner, please check the it asks for signature.							
	[] Applicant is the	individual who owns the pr	roperty.							

IV. If an exemption is being claimed, please complete the following and sign in the

prese	nce of a notary public.	
Basis	for exemption (check one); [] Contractor/Applicant is a sole	proprietorship without employees.
		oration and the only employees working on the ecutive Employees" under Section 104 of the explain:
[]	All of the contractor/applicant's emplereligious grounds under Section 304. explain:	oyees on the project are exempt on 2 of the Workers' Compensation Act. Please
[]	Other. Please explain:	
coverage. The applicanto the permit Violation of to a Stop Wo	at is not permitted to employ any indivi- t in violation of the Act. The Workers' Compensation Act or the ork Order and other fines and penalties the on behalf of or as the contractor/ap	plicant for this building permit constitutes my e true, and that I am subject to the penalty of
Signature		Title
Name (please prin	nt)	Name of Company
Date		
STATE OF PE		
	Subscribed before me this	day of20
		Notary Public
SEAL		Date Commission Expires

TOWNSHIP OF WEST BRADFORD 1385 CAMPUS DRIVE, DOWNINGTOWN, PA 19335

SWIMMING POOL BARRIER AGREEMENT

We the undersigned owners of the property located at
within West Bradford Township do hereby agree
and understand that a code compliant barrier shall be installed around all on-
ground, above-ground and in-ground pools, hot tubs and spas intended for
swimming or recreational bathing that contain water over twenty four (24) inches
in depth prior to the filling of the swimming pool, hot tub or spa with water and
that such required barriers shall comply with the applicable provisions of the
West Bradford Township Zoning Ordinance and the West Bradford Township
Building Code and Property Maintenance Codes. Swimming pool, hot tub and
spa barriers shall be maintained in accordance with applicable codes and
ordinances for the life of the structure.
Failure to install and/or maintain such required barriers is subject to
enforcement action as prescribed by the Zoning Ordinance and Building Code.
Date
Owner
Owner
Address
Talandana Novalan
Telephone Number
Building Permit Number

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WEST BRADFORD TOWNSHIP APPLICATION FOR SWIMMING POOL PERMIT

Applicants shall provide the following information to the Township with the Building permit application <u>"IN</u> **DUPLICATE"**.

1. <u>IN-GROUND POOLS</u>:

Site Plan:

- A. Site plan prepared by a PA licensed surveyor or engineer to scale of 1" = 20' with the following information:
 - 1. Lot size with metes and bounds and north arrow
 - 2. Setback lines, right of ways, easements and contour lines.
 - 3. Zoning District classification.
 - 4. Size ad location of pool, appurtenances and accessories and the properly established distances to lot lines, other buildings, wells, sewage systems, underground utilities, overhead electric services and location of pool enclosures.
 - 5. Locations of drainage and water disposal systems.
 - 6. Locations of any catch basins, drainage easements of streams.
 - 7. Total square footage of impervious lot coverage.

Construction Detail:

- B. The pool shall be designed and constructed in accordance with the ANSI/NSPI 5 1995 to withstand the forces it will be subject to. A PA licensed engineers seal and signature are required on tihe plans.
- C. Size and dimensions.
- D. Construction materials.
- E. Vertical elevations and cross section showing depths.
- F. Wall slopes.
- G. Floor slopes.
- H. Surface cleaning.
- I. Diving board height.
- J. Steps and ladders.
- K. Walkways and decking.
- L. Electrical fixtures.
- M. Water supply, treatment and drainage systems.

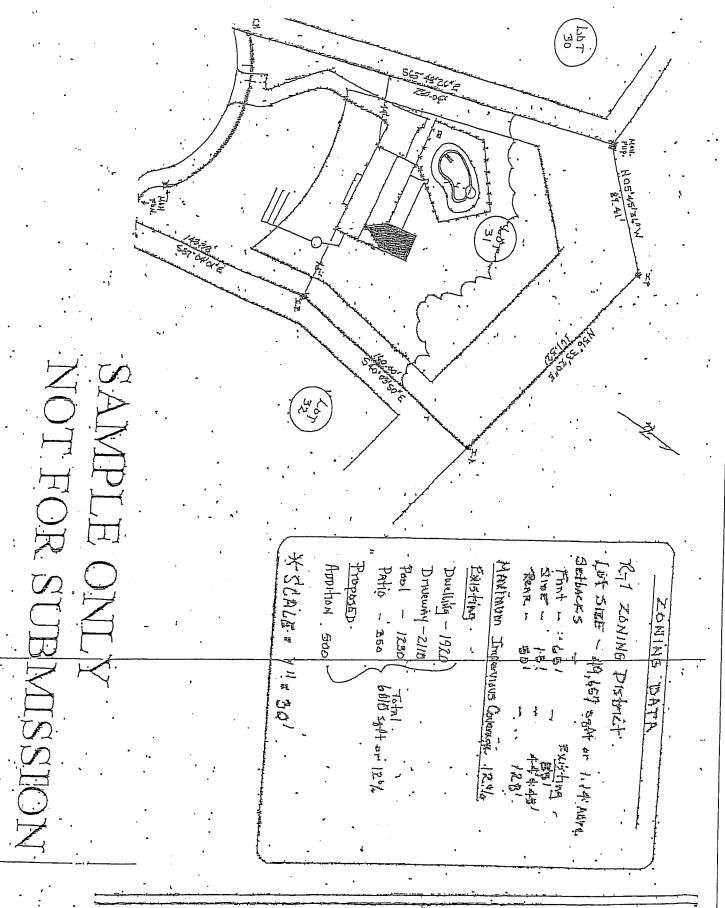
2. ABOVE-GROUND SWIMMING POOL:

Site Plan:

- A. Lot size with metes and bounds and north arrow.
- B. Setback lines, right of ways, easements and contour lines.
- C. Zoning District classification.
- D. Size and location of pool, appurtenances and accessories and the properly established distances to lot lines, other buildings, wells, sewage systems, underground utilities, overhead electric services and location of pool enclosures.
- E. Locations of drainage and water disposal systems.
- F. Locations of any catch basins, drainage easements of streams.
- G. Total square footage of impervious lot coverage.

Construction Detail:

- I. Copy of pool plans
- J. Pool wall height and construction (non-climbable).
- K. Pool construction shall comply with ANSI/NSPI-4.-1995.
- L. Electrical receptacle(s) location(s).
- M. Equipment location.
- N. Construction details of ladders, stairs, decks and barriers if applicable.
- 4. **<u>DETAILED PANS OF ANY ACCESSORY STRUCTURES</u>** such as decks, pool houses, required pool enclosures, etc. for which a building permit is required.
- 5. SIGNED POOL ENCLOSURE AGREEMENTS.
- 6. SIGNED INSPECTION FORMS.



J. DOE Property. ADDITION PLAN 1234 ABCD STREET
YOURTOWN, PA 19000
TEX \$ 52-0-00-0000

Township of West Bradford, PA Tuesday, July 28, 2015

Chapter 450. ZONING

Article XII. Supplementary Regulations

§ 450-65. Accessory use regulations.

- A. No accessory building or structure in a residential district shall be erected in any front yard or within 10 feet of any street line, and no separate accessory building or structure shall be erected within five feet of any other building or structure.
- B. No accessory use within a commercial or residential district shall be located nearer than 35 feet to any street line or within the front yard of any property. No separate accessory building or structure shall be nearer than 10 feet to another building or structure.
- C. Private noncommercial swimming pools which are designed to contain a water depth of 24 inches or more may be located only within a rear yard or side yard and shall be entirely enclosed with a continuous nonclimbable fence not less than five feet from the property line with a self-closing and latching gate of at least four feet in height.
 - (1) Where a wall of a dwelling unit serves as part of the barrier (fence) and contains a door that provides direct access to the pool, the applicable provisions of the Township's Building Code shall regulate that access.
 - (2) Pool fencing shall not be located beyond a distance, to be measured from the water's edge, that is two times the greatest distance measured across the surface of the pool.
- D. One commercial vehicle may be stored in a private noncommercial garage where the use of such vehicle is not incidental to the use of the premises. No business, occupation or service shall be conducted therein, nor shall space therein for more than one vehicle be leased to a nonoccupant of the premises.
- E. Accessory retaining, landscaping and ornamental walls may encroach the side, rear and front yard setbacks, subject to the following regulations:
 - (1) All walls, whether a retaining, landscaping or ornamental wall, shall be at least three feet from any property line or street right-of-way.
 - (2) Any wall that is over three feet six inches in height, measured from ground level at the base of the wall along the highest face, shall be at least a distance equal to that height from any property line or street right-of-way.
 - (3) Any ornamental freestanding wall in a front yard shall not exceed four feet in height, measured from the ground level at the base of the wall along the highest face.
 - (4) Walls shall not be located so as to interfere with sight distance for a driveway, public or private street. An applicant for a zoning permit for a wall as described in this section shall bear the responsibility to provide plans to enable the Zoning Officer to determine compliance with this

section.

- (5) A qualified professional who shall provide a signed and sealed plan with the specification and design for that installation shall design any wall exceeding four feet in height.
- (6) Installation of any wall, as anticipated by this accessory use section, shall conform to any applicable Building Code requirements as adopted by West Bradford Township.

SECTION AG107 ABBREVIATIONS

AG107.1 General.

ANSI—American National Standards Institute 11 West 42nd Street New York, NY 10036

APSP—Association of Pool and Spa Professionals NSPI—National Spa and Pool Institute 2111 Eisenhower Avenue Alexandria, VA 22314

ASCE—American Society of Civil Engineers 1801 Alexander Bell Drive Reston, VA 98411-0700

ASTM—ASTM International 100 Barr Harbor Drive, West Conshohocken, PA 19428

UL—Underwriters Laboratories, Inc. 333 Pfingsten Road Northbrook, IL 60062-2096

SECTION AG108 STANDARDS

AG108.1 General.

ANSI/NSPI

ANSI/APSP

ASCE

ASTM

UL

APPENDIX G

SWIMMING POOLS, SPAS AND HOT TUBS

(The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.)

SECTION AG101 GENERAL

AG101.1 General. The provisions of this appendix shall control the design and construction of swimming pools, spas and hot tubs installed in or on the *lot* of a one- or two-family dwelling.

AG101.2 Pools in flood hazard areas. Pools that are located in flood hazard areas established by Table R301.2(1), including above-ground pools, on-ground pools and in-ground pools that involve placement of fill, shall comply with Sections AG101.2.1 or AG101.2.2.

Exception: Pools located in riverine flood hazard areas which are outside of designated floodways.

AG101.2.1 Pools located in designated floodways. Where pools are located in designated floodways, documentation shall be submitted to the *building official*, which demonstrates that the construction of the pool will not increase the design flood elevation at any point within the *jurisdiction*.

AG101.2.2 Pools located where floodways have not been designated. Where pools are located where design flood elevations are specified but floodways have not been designated, the applicant shall provide a floodway analysis that demonstrates that the proposed pool will not increase the design flood elevation more than 1 foot (305 mm) at any point within the jurisdiction.

SECTION AG102 DEFINITIONS

AG102.1 General. For the purposes of these requirements, the terms used shall be defined as follows and as set forth in Chapter 2.

ABOVE-GROUND/ON-GROUND POOL. See "Swimming pool."

BARRIER. A fence, wall, building wall or combination thereof which completely surrounds the swimming pool and obstructs access to the swimming pool.

HOT TUB. See "Swimming pool."

IN-GROUND POOL. See "Swimming pool."

RESIDENTIAL. That which is situated on the premises of a detached one- or two-family dwelling or a one-family townhouse not more than three stories in height.

SPA, NONPORTABLE. See "Swimming pool."

SPA, PORTABLE. A nonpermanent structure intended for recreational bathing, in which all controls, water-heating and water-circulating *equipment* are an integral part of the product.

SWIMMING POOL. Any structure intended for swimming or recreational bathing that contains water over 24 inches (610

mm) deep. This includes in-ground, above-ground and on-ground swimming pools, hot tubs and spas.

SWIMMING POOL, INDOOR. A swimming pool which is totally contained within a structure and surrounded on all four sides by the walls of the enclosing structure.

SWIMMING POOL, OUTDOOR. Any swimming pool which is not an indoor pool.

SECTION AG103 SWIMMING POOLS

AG103.1 In-ground pools. In-ground pools shall be designed and constructed in conformance with ANSI/NSPI-5 as listed in Section AG108.

AG103.2 Above-ground and on-ground pools. Above-ground and on-ground pools shall be designed and constructed in conformance with ANSI/NSPI-4 as listed in Section AG108.

AG103.3 Pools in flood hazard areas. In flood hazard areas established by Table R301.2(1), pools in coastal high hazard areas shall be designed and constructed in conformance with ASCE 24.

SECTION AG104 SPAS AND HOT TUBS

AG104.1 Permanently installed spas and hot tubs. Permanently installed spas and hot tubs shall be designed and constructed in conformance with ANSI/NSPI-3 as listed in Section AG108.

AG104.2 Portable spas and hot tubs. Portable spas and hot tubs shall be designed and constructed in conformance with ANSI/NSPI-6 as listed in Section AG108.

SECTION AG105 BARRIER REQUIREMENTS

AG105.1 Application. The provisions of this chapter shall control the design of barriers for residential swimming pools, spas and hot tubs. These design controls are intended to provide protection against potential drownings and near-drownings by restricting access to swimming pools, spas and hot tubs.

AG105.2 Outdoor swimming pool. An outdoor swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa shall be surrounded by a barrier which shall comply with the following:

The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of

the barrier shall be 2 inches (51...mm) measured_on_the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).

- 2. Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.
- Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.
- 4. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 13/4 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 13/4 inches (44 mm) in width.
- 5. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 13/4 inches (44 mm) in width.
- 6. Maximum mesh size for chain link fences shall be a 2¹/₄-inch (57 mm) square unless the fence has slats fastened at the top or the bottom which reduce the openings to not more than 1³/₄ inches (44 mm).
- Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 1³/₄ inches (44 mm).
- 8. Access gates shall comply with the requirements of Section AG105.2, Items 1 through 7, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:
 - 8.1. The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate; and

- 8.2. The gate and barrier shall have no opening larger than ½ inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.
- 9. Where a wall of a dwelling serves as part of the barrier, one of the following conditions shall be met:
 - 9.1. The pool shall be equipped with a powered safety cover in compliance with ASTM F 1346; or
 - 9.2. Doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed and labeled in accordance with UL 2017. The deactivation switch(es) shall be located at least 54 inches (1372 mm) above the threshold of the door; or
 - 9.3. Other means of protection, such as self-closing doors with self-latching devices, which are approved by the governing body, shall be acceptable as long as the degree of protection afforded is not less than the protection afforded by Item 9.1 or 9.2 described above.
- 10. Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps:
 - 10.1. The ladder or steps shall be capable of being secured, locked or removed to prevent access; or
 - 10.2. The ladder or steps shall be surrounded by a barrier which meets the requirements of Section AG105.2, Items 1 through 9. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter (102 mm) sphere.

AG105.3 Indoor swimming pool. Walls surrounding an indoor swimming pool shall comply with Section AG105.2, Item 9

AG105.4 Prohibited locations. Barriers shall be located to prohibit permanent structures, *equipment* or similar objects from being used to climb them.

AG105.5 Barrier exceptions. Spas or hot tubs with a safety cover which complies with ASTM F 1346, as listed in Section AG107, shall be exempt from the provisions of this appendix.

SECTION AG106 ENTRAPMENT PROTECTION FOR SWIMMING POOL AND SPA SUCTION OUTLETS

AG106.1 General. Suction outlets shall be designed and installed in accordance with ANSI/APSP-7.