

WEST PIKELAND TOWNSHIP PERMIT REQUIREMENTS

Residential Projects (* if required per the earthmoving chart)		
Project	Permits Required	Plans Required
Addition	General, Zoning & Earthmoving*	Site, Stamped Architectural & Stormwater*
Chimney Liner	General	None
Decks >30" above grade	General, Zoning	Site & Architectural
Demolition	General, Zoning	Utility Disconnect Letters
Detached Garage/Pole Barn 1,000sf or <	General, Zoning & Earthmoving*	Site, Stamped Architectural & Stormwater*
Electrical Alterations	General	Electrical Layout Plan/Details
Electrical Service	General	One Line Diagram
Generator	General & Zoning	Site & spec sheets
HVAC install or replacement	General	Spec sheets only
New Dwelling	General, Zoning & Earthmoving	Site, Stamped Architectural & Stormwater
Oil Tank Removal	General	Soil report upon completion
Plumbing Alterations	General	Plumbing Plan, as applicable
Pool, any	General, Zoning & Earthmoving*	Site, Pool Plan & Stormwater*
Retaining Wall, 4' or <	General	Architectural
Solar PV System, any	General & Zoning	Site & Stamped Architectural
Structural Alterations/Repairs	General	Stamped Architectural
Sunroom/4 Season Room	General, Zoning & Earthmoving*	Site, Architectural & Stormwater*
Commercial Projects (* if required per the earthmoving chart)		
Project	Permits Required	Plans Required
Accessory Structure	LD first, General, Zoning & Earthmoving*	LD Plans, Site, Stamped Architectural & Stormwater*
Addition	LD first, General, Zoning & Earthmoving*	LD Plans, Site, Stamped Architectural & Stormwater*
Cell Tower, Modification/Upgrade	General & Zoning	Electrical, spec sheets & structural analysis
Cell Tower, New	General, Zoning & Stormwater*	Site, Architectural & Earthmoving*
Change of Use (only if occupancy class is changing)	General & Zoning	Layout plan, as applicable
Demolition	General & Zoning	Utility Disconnect Letters
Electrical Alterations	General	Electric Layout Plan/Details
Electrical Service	General	One Line Diagram
Fire Alarm System	General	Stamped Architectural
Generator	General & Zoning	Site & spec sheets
New Construction	LD first, General, Zoning & Earthmoving	LD Plans, Site, Stamped Architectural & Stormwater
Sign (if electrical is involved)	General & Zoning	Electrical, Site & Sign
Sprinkler System	General	Stamped Architectural

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Zoning Only Projects (* if required per the earthmoving chart)		
Project	Permits Required	Plans
Agricultural Buildings	Zoning & Earthmoving*	Site & Stormwater*
Change of Use	Zoning	Parking Plan
Decks <30" above grade	Zoning	Site
Detached Garage/Pole Barn < 1,000sf	Zoning	Site
Driveway Expansion	Zoning & Earthmoving*	Site & Stormwater*
Fences over 6' high	Zoning	Site
Patio	Zoning	Site
Shed	Zoning	Site
Sign	Zoning	Site & Sign

The following projects do not require General or Zoning Permits:

Driveway repave & reseal	Fences < 6' high	Land & Residential re-sale
Non-structural roof replacement	Ordinary repairs	Public-service agency equipment
Prefab. Pools < 24" deep	Retaining walls < 4' high	Siding & Stucco
Walkways	Window replacement in existing openings	

Earthmoving Permit Requirements	
Lot Size	Impervious Coverage Limit
Less than 1 acre	500 sf or more of regulated impervious
Between 1-2 acres	750 sf or more of regulated impervious
2 acres or more	1,000 sf or more of regulated impervious
<i>5,000sf or more of earth disturbance automatically requires an Earthmoving Permit and Stormwater plans.</i>	
<i>Projects that involve less than 2,000sf of regulated impervious & less than 5,000sf of earth disturbance qualify for Simplified Stormwater Plans, per SWM Ordinance.</i>	