



BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 • Fax 215-633-3753
Kenneth V. Farrall
Director of Building and Planning
2400 Byberry Road • Bensalem, PA 19020



Read First

Application fee required at time of submission.

Non-refundable application payment via cash check or money order of \$15.00 for a single discipline project or \$125.00 for a multi-discipline project is due at time of submission. Permits will not be processed without the application fee. There may be additional fees required by the Township for alteration of land or escrow fees you will be notified as those fees are assessed. **Permit fees will be invoiced by Code Inspections.**

Plans on paper will not be accepted if they are larger than 11x17”.

We conduct our reviews in a digital format and require signed sealed plans to be submitted in pdf format emailed to permitcenter@bensalempa.gov or on a disk or thumb drive. We have the capability to scan 11x17” plans, if your plans are legible at this size we will accept them on paper. If you have any questions about how to submit digitally, please call our office at 215-633-3644. Submit only one complete set of plans.

Any new plumbing fixtures require approval from BCWSA.

Permits will not be issued without this approval. Exact Replacement or relocation of existing plumbing fixtures do not need this approval. Verify plumbing section of the application has been completely filled out and indicates if any fixtures are new. **(EXAMPLE if there is an existing single sink being turned into a double sink, approval from BCWSA is required).** Email requests to n.jim@bcwsa.net.

Alteration of Land permits required.

Bensalem Township requires an alteration of land permit submitted with the building application for any exterior work or change of grading.

PERMIT SUBMITTAL GUIDE

The following documents should be submitted for approvals on Building/Construction permits

- A. One (1) set of plans should be submitted on all projects. Plans should not be larger than 11" x 17". Commercial properties required plans to be signed and sealed by a Pennsylvania licensed architect or engineer. Plans should be submitted digitally – on a thumb drive or email submission to permitcenter@bensalempa.gov
- B. Sewer and/or Water Approvals (if applicable)
- C. Plans should contain the following details:
 - 1) Site Plan:
 - a. Show location of proposed structure and any existing structures.
 - b. Location of structure from property lines.
 - c. Mark on plans whether this project is being attached to a manufactured home.
 - 2) Foundation Plan:
 - a. Elevation/grade around foundation.
 - b. Footing size, thickness and depth below grade.
 - c. Reinforcement size and location (if applicable)
 - d. Foundation wall size, thickness and height.
 - e. Provide pre-cast foundation designs (if applicable)
 - f. Egress from basement area.
 - 3) Floor plan:
 - a. Provide top view showing room sizes, window and door locations. Rooms must be identified.
 - b. Side views showing all window and door sizes.
 - 4) Framing Plan:
 - a. Provide drawing which shows all support post locations; beams, girders and headers sizes and locations; floor joist layout and sizes; rafter layout and sizes.
 - b. Provide cross-section drawing which shows sizes and type of wall framing; wall covering; exterior sheathing; and exterior wall covering.
 - c. If pre-engineered products are used the design and calculations should be provided for approval.
 - d. Fire separation details (if applicable)
 - 5) Energy Plan: (if applicable)
 - a. Provide insulation values for slabs, floors, walls and ceilings.
 - b. If using RES-Check, please provide design print-out for home.

- c. Provide window and door list and U-factor ratings.
- 6) Electrical Plan: (if applicable)
 - a. Provide service size and location within structure.
 - b. Provide electric company information and any job number associated with project.
 - c. Show location of all electrical outlets, including receptacles, switches, lights and smoke detectors.
- 7) Mechanical Plan: (if applicable)
 - a. Show layout of complete heating system. Include type of fuel
 - b. Provide heat calculation for project
 - c. Provide insulation values for ductwork (if applicable)
- 8) Plumbing Plan: (if applicable)
 - a. Show location and size of all drain, waste and vent lines (Plumbing riser diagram)
 - b. Provide type of materials being used.



Code Inspections, Inc.

CONSTRUCTION PERMIT APPLICATION

605 Horsham Rd • Horsham PA 19044 • Office 215-672-9400 • Fax 215-672-9736

Bensalem Permit #

Note: Read page four (4) in its entirety prior to completing this application

ALL APPLICATIONS ARE TO BE SUBMITTED TO THE BENSALEM TOWNSHIP BUILDING & PLANNING DEPT
AT 2400 BYBERRY RD OR EMAILED TO permitcenter@bensalempa.gov

ALL PLANS PREPARED BY A DESIGN PROFESSIONAL **MUST BE SUBMITTED ELECTRONICALLY**
VIA DISC OR EMAIL – NO PAPER PLANS ACCEPTED

County: BUCKS Municipality: BENSALEM
Application Date: _____ Approval Date: _____ PERMIT NUMBER: _____

LOCATION OF PROPOSED WORK OR IMPROVEMENT

Site Address: _____ Tax Parcel # _____
Lot # _____ Subdivision/Land Development: _____ Phase: _____ Section: _____

TYPE OF WORK OR IMPROVEMENT (Check One)

- New Building
 Addition
 Alteration
 Repair
 Demolition
 Relocation
 Foundation Only
 Change of Use
 Plumbing
 Mechanical
 Electrical
 Other

Describe the proposed work: _____

OWNER: _____ Phone # _____ Fax # _____
Mailing Address: _____ Email: _____

CONTRACTOR INFORMATION **Contractor/Applicant Email:** _____

	License #	Name	Address	Phone#
Applicant				
Carpentry				
Concrete				
Design Professional				
Drywall or Lathing				
Electrical				
Excavation				
Fire Alarm				
Masonry				
Mechanical				
Paving				
Plumbing				
Principal Contractor				
Roofing				
Sewer				
Sprinkler				

TOTAL ESTIMATED COST OF CONSTRUCTION (reasonable fair market value) \$ _____

DESCRIPTION OF BUILDING USE (Check One)

RESIDENTIAL

- One Family Dwelling (R-3)
 Two Family Dwelling (R-3)

NON-RESIDENTIAL

Specific Use: _____ Change in Use: YES NO

Use Group: _____ **If YES, Indicate Former:** _____

Maximum Occupancy Load: _____ Maximum Live Load: _____

BUILDING SECTION: ESTIMATED COST OF BUILDING WORK (Contract Value) \$ _____

Number of Residential Units: _____ Existing _____ Proposed _____
 Type of Structural Frame: Wood Masonry Concrete Pre-Manufactured Dwelling
 Steel Other, Explain: _____

Does or will your building contain any of the following:

Elevators/Excaltors/Lifts/Moving Walks: YES NO Pressure Vessels: YES NO

Sprinkler System: YES NO Refrigeration Systems: YES NO

Fireplace(s): Number _____ Type of Fuel _____ Type of Vent _____

Bedrooms (number)		Stories (number)		Street Frontage (feet)	
Full Baths (number)		Building Area (sq/ft)		Front Setback (feet)	
Partial Baths (number)		Living Area (sq/ft)		Rear Setback (feet)	
Garages (number)		Basement Area (sq/ft)		Left Setback (feet)	
Garage Area (sq/ft)		Office/Sales (sq/ft)		Right Setback (feet)	
Outside Parking (number)		Service (sq/ft)		Height Above Grade (feet)	

PLUMBING SECTION: ESTIMATED COST OF PLUMBING WORK (Contract Value) \$ _____

NEW PLUMBING WORK REQUIRES AUTHORIZATION FROM BUCKS COUNTY WATER & SEWER AUTHORITY

Enter the number and size of Fixtures being Repaired, Replaced or Installed

Tubs / Showers		Laundry Tubs		Sewage Ejectors	
Shower stalls		Dishwashers		Back Flow Preventers	
Lavatories		Garbage Disposals		Water Pumps	
Toilets		Water Heaters		Water Service	
Urinals		Water Softeners		Sewer Connection	
Sinks		Other			

Water Service: (Check) Public Private
 Sewer Service: (Check) Public Private - Septic Permit # _____

IS PLUMBING WORK NEW? YES NO

MECHANICAL SECTION: ESTIMATED COST OF MECHANICAL WORK (Contract Value) \$ _____

Enter the number and size of Units being Replaced or Installed

Forced Air Furnace		Space Heater		A/C Compressor	
Solid fuel Aj) liance		Unit Heater		Split AJC Unit	
Heat Pump		Boiler		Coil Unit	
Air Handling Unit		Gravity Furnace		Gas/Oil Conversion	
Electric Furnace		Incinerator		Air Cleaner	
Other:					

Fuel Type: Gas Oil L.P. Electric Coal Wood Other

ELECTRICAL SECTION: ESTIMATED COST OF ELECTRICAL WORK (Contract Value) \$ _____

Enter the number and size of Fixtures being Repaired, Replaced or Installed

Service Amps _____ # of Circuits _____ # of Service Outlets _____ 110V _____ 220V _____ Utility # _____

List devices	Qty	Load/Output	List devices	Qty	Load/Output	List devices	Qty	Load/Output
Switches			Dishwasher			Heater		
Receptacles			Washer			Hot Water Heater		
Circuit Panel			Dryer					
Lights			Spa / Hot Tub					
Smoke Det.			A / C Unit					

FIRE PROTECTION SECTION: ESTIMATED COST OF FIRE PROTECTION WORK (Contract value) \$ _____

Enter the number and size of Equipment being Replaced or Installed

Sprinkler System		Hood Suppression System		Fire Alarm System	
Stand Pipe		Fire Hydrants		Smoke Control System	
Suppression System		Fire Pumps		Fire Detection System	
Other:					

FLOODPLAIN:

Is the site located within an identified flood hazard area? YES NO
 Will any portion of the flood hazard area be developed? YES NO

Owner/Agent shall verify that any proposed construction and/or development activity complies with the requirements of the National Flood Insurance Program and the Pennsylvania Flood Plain Management Act (Act 166-1978), specifically *Section 60.3*

Lowest Floor Level: _____

HISTORIC DISTRICT:

Is the site located within a Historic District? YES NO

If construction is proposed within a Historic District, a certificate of appropriateness may be required by the Municipality.

The applicant certifies 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 (Uniform Construction Code) and any additional approved building code requirements adopted by the Municipality. The property owner and applicant assumes the responsibility of locating all property lines, setback lines, easements, rights-of way, flood areas, etc. 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 the Municipality or any other governing body. The applicant certifies he/she understands all the applicable codes, ordinances and regulations.

Application for a permit shall be made by the *owner* or lessee of the building or structure, or *agent* of either, or by the *registered design professional* employed in connection with the proposed work.

Certificate of occupancy.

§ 403.46(a) A building, structure or facility may not be used or occupied without a certificate of occupancy issued by a building code official.

§ 403.46(d) A building code official may suspend or revoke a certificate of occupancy when the certificate was issued in error, on the basis of incorrect information supplied by the permit applicant or in violation of the Uniform Construction Code. Before a certificate of occupancy is revoked, a building owner may request a hearing before the board of appeals under § 403.122 (relating to appeals, variances and extensions of time).

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

Print Name of Owner or Authorized Agent

Address

Date

Directions to Site:

*****!(FOR ADMINISTRATIVE USE ONLY)*****

ADDITIONAL PERMITS/APPROVALS REQUIRED

STREET CUT/DRIVEWAY	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	ON FILE	ON-LOT SEPTIC	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	ON FILE
CUT AND FILL	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	ON FILE	ZONING	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	ON FILE
PENNDOT HIGHWAY OCCUPANCY	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	ON FILE	HARB	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	ON FILE
DEP FLOODWAY OR FLOODPLAIN	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	ON FILE	OTHER	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	ON FILE
SEWER CONNECTION	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	ON FILE	OTHER	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	ON FILE

APPROVALS

BUILDING PERMIT DENIED YES NO DATE: _____ DATE RETURNED: _____

ISSUED BY: _____

TOTAL SQ FT USED FOR FEE _____ SqFt TOTAL CONTRACT VALUE USED FOR FEE \$ _____

PLAN PERMIT FEE	\$	FIRE PERMIT FEE	\$
BUILDING PERMIT FEE	\$	ACCESSIBILITY PERMIT FEE	\$
ELECTRIC PERMIT FEE	\$	ENERGY PERMIT FEES	\$
PLUMBING PERMIT FEE	\$	ADMINISTRATIVE FEES	\$
MECHANICAL PERMIT FEE	\$	STATE FEES	\$

TOTAL CONSTRUCTION PERMIT FEES: \$ _____

Residential Permit Application and Submittal Requirements

The following sections located on **page one** must be completed in full :

1. County and Municipality
2. Location of proposed work or improvement, most importantly, site location, tax parcel number and lot number.
3. Type of improvement including a brief description of work.
4. Owner information with complete mailing address.
5. Estimated cost of construction is required to be provided.

The contractor section is required to be completed **only** when work is performed within Municipalities that require contractor registration. However, Code Inspections, Inc. requests a minimum of the primary contractor information to be provided in case correspondence or contact is necessary.

Page two needs to be completed for only the sections that apply to the proposed project, or work to be performed.

Page three needs to be completed for floodplain information and, a signature by the property owner, or agent of the owner must be provided on page three. The bottom of page three is intended for administrative use and will be completed by Code Inspections, Inc. during the application review.

PLANS AND SUBMITTALS

- The submittal shall include one complete set of plans, a plot plan and specification sufficient to indicate the scope of work being proposed. Listed below are some basic examples of information necessary to complete a plan review. Additional information may be requested depending on the intended project. **Any document larger than 11 x 17 must be submitted in electronic format (disc, email, etc.)**
- Project design shall conform to the most current edition of the International Residential Code adopted by the Commonwealth of Pennsylvania.
- Drawings shall specify all site information such as address, lot number, TMP number, owner name and type of work Proposed. This information shall be reflected on all pages.
- Drawings shall include Floor plan showing new construction in comparison to existing, room labels or use of rooms, bearing locations, window and door sizes, header sizes and all other pertinent information. Footing details and specifications shall be provided for all locations. Detail should include a footprint or outline of the scope of work as well as specifying pier or continuous footings where applicable. Pre-cast concrete panels and all other pre-manufactured products shall have manufacturers engineered designs and specs.
- Insulation and thermal values shall be indicated for walls, ceiling, floors, basement walls and slab perimeter.
- Indicate electrical components including locations and sizes.

Swimming Pools

- Provide swimming pools construction specifications.
- Swimming pool enclosures and barriers shall be shown and include fence, gate and gate device details.

Commercial Permit Application and Submittal Requirements

The Application shall be completed as explained in the Residential information listed above.

PLANS AND SUBMITTALS

The submittal shall include **one complete set of plans and specifications** bearing the signature and seal of a licensed Design Professional. Plans and specifications shall, at minimum, be required to contain the information specified within the sections listed below.

§ 403.42a(b) A permit applicant shall submit an application to the building code official and attach construction documents, including plans and specifications, and information concerning special inspection and structural observation programs, Department of Transportation highway access permits and other data required by the building code official with the permit application. The applicant shall submit three sets of documents.

§ 403.42a(c) A licensed architect or licensed professional engineer shall prepare the construction documents under the Architects Licensure Law (63 P. S. §§ 34.1-34.22), or the Engineer, Land Surveyor and Geologist Registration Law (63 P. S. §§ 148- 58.2). An unlicensed person may prepare design documents for the remodeling or alteration of a building if there is no compensation and the remodeling or alteration does not relate to additions to the building or changes to the building's structure or means of egress.

§ 403.42a(e) The permit applicant shall submit construction documents in a format approved by the building code official. Construction documents shall be clear, indicate the location, nature and extent of the work proposed, and show in detail that the work will conform to the Uniform Construction Code.

§ 403.42a(1) All of the following fire egress and occupancy requirements apply to construction documents:

§ 403.42a(1)(I) The permit applicant shall submit construction documents that show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the Uniform Construction Code.

§ 403.42a(f)(2) The construction documents for occupancies other than Groups R-2 and R-3 shall contain designation of the number of occupants to be accommodated on every floor and in all rooms and spaces.

§ 403.42a(f)(3) The permit applicant shall submit shop drawings for a fire protection system that indicates conformance with the Uniform Construction Code in accordance with the following: .

§ 403.42a(f)(3)i. The shop drawings shall be approved by the building code official before the start of the system installation.

§ 403.42a(f)(3)ii The shop drawings must contain the information required by the referenced installation standards contained in the " International Building Code."

§ 403.42a(g) Construction documents shall contain the following information related to the exterior wall envelope:

§ 403.42a(g)(I) Description of the exterior wall envelope indicating compliance with the Uniform Construction Code.

§ 403.42a(g)(I) Flashing details.

§ 403.42a(g)(1) Details relating to intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves, or parapets, means of drainage, water-resistive membrane and details around openings.

§ 403.42a(h) Construction documents shall contain a site plan that is drawn to scale. The building code official may waive or modify the following site plan requirements if the permit application is for an alteration or repair or if waiver or modification is warranted. Site plan requirements include all of the following:

§ 403.42a(h)(1) The size and location of new construction and existing structures on the site.

§ 403.42a(h)(2) Accurate boundary lines.

§ 403.42a(b)(3) Distances from lot lines.

§ 403.42a(b)(4) The established street grades and the proposed finished grades.

§ 403.42a(h)(5) If the construction involves demolition, the site plan shall indicate construction that is to be demolished and the size and location of existing structures and construction that will remain on the site or plot.

§ 403.42a(h)(6) Location of parking spaces, accessible routes, public transportation stops and other required accessibility features.

§ 403.42a(l) A building code official may waive or modify the submission of construction documents, that are not required to be prepared by a licensed architect or engineer, or other data if the nature of the work applied for does not require review of construction documents or other data to obtain compliance with the Uniform Construction Code. The building code official may not waive the submission of site plans that relate to accessibility requirements.

§ 403.42a(m) An applicant for an annual permit under § 403.42(f) shall complete an application and provide information regarding the system that may be altered and the date that approval was previously provided for the approved electrical, gas, mechanical or plumbing installation.

§ 403.42a(n) A permit applicant shall comply with the permit, certification or licensure requirements of the following laws applicable to the construction:

§ 403.42a(n)(I) The Boiler and Unfired Pressure Vessel Law (35 P. S. §§ 1331 .1- 1331 .19).

§ 403.42a(n)(2) The Propane and Liquefied Petroleum Gas Act (35P. S. §§ 1329.1 - 1329.19).

§ 403.42a(0)(3) The Health Care Facilities Act.

§ 403.42a(0)(4) The Older Adult Daily Living Centers Licensing Act

CALL 811

You are required by law to contact 811, your state's One-Call agency, at least 48 to 72 hours (varies by state) before beginning any excavation project.

Excavation refers to digging activity of **any** kind, including, but not limited to, installing trees, flowers, shrubs, fences, mailboxes, in-ground basketball goals, real estate signs and party tent stakes.

Please visit <https://call811.com/811-In-Your-State> for state-specific One-Call information.

If Williams operates a pipeline in the vicinity, we will be notified and will locate and mark our pipeline with temporary flags or spray paint before you dig.

Damage from excavation-related activities is the leading cause of pipeline incidents, so always **call 811** before you dig.



**Know what's below.
Call before you dig.**

WHITE LINING

UNDERSTANDING PAINT, STAKES AND FLAGS

Anyone digging is encouraged to pre-mark the ground with white paint, stakes or flags to show the specific area where excavation will take place. This process, known as white lining, ensures accuracy and prevents utility companies from locating and marking unnecessary areas.

UNIFORM COLOR CODE

For temporary underground utility marking:

 WHITE – Proposed excavation	 YELLOW – Gas, oil, steam, petroleum or gaseous materials	 BLUE – Potable water lines
 PINK – Temporary survey markings	 ORANGE – Communications, alarm or signal lines, cables or conduit	 PURPLE – Reclaimed water, irrigation and slurry lines
 RED – Electric power lines, cables, conduit and lighting cables		 GREEN – Sewers and drain lines

RIGHT-OF-WAY ENCROACHMENTS

If a pipeline crosses your property, do not plant trees, high shrubs or any vegetation that would impede access to the right-of-way. Likewise, do not dig, excavate, operate heavy equipment, build, store or place anything on the right-of-way.



INFORMATION SHEET
ONLY NOT REQUIRED TO
SUBMIT THIS SHEET
WITH PERMIT
APPLICATION

FACT SHEET

Who we are:

- BCWSA is one of the largest non-profit Water and Sewer Authorities in Pennsylvania
- Provide Service 92,000 Customers representing 500,000 people

Full Service Utility Company providing proven expertise in Underground Solutions & Services for Water, Sanitary and Storm Water Systems

Our Credentials:

- Manage and Maintain over 100 Pumping Stations, 1200 miles of Water & Sanitary Piping and Four Treatment Plants
- Experienced Staff for Engineering, Field Construction, Project Management & Operations
- State of the Art Equipment and Technology
- Solid Execution & Delivery History
- Long Term Customer Relationships
- Partner with other Authorities & Municipalities

What we do:

- New Construction, Re-Construction, Expansion, Remediation and Rehabilitation
- Operational Management, Maintenance and Monitoring of existing Water & Sanitary Facilities
- Consulting for Problem Analysis, Pre-Construction Planning & Project Management

Our Customers:

- Municipalities
- Authorities
- Private Water & Sewer Companies
- State Agencies
- Commercial Developers
- Residential Developers

**“As always, it is a true pleasure working with you and your staff.
From the top down, you guys are top shelf.”**

Herb Schoell, Upper Southampton Authority Manager commenting about BCWSA

For more information, please contact Lee Alexander
a.lee@bcwsa.net 215-343-2538 ext. 106



BCWSA
1275 Almshouse Rd. Warrington, PA 18976
Phone: 215.343.2538
Fax: 267.200.0324
www.bcwsa.net



Why People do business with us:

- Save Time & Money – Non-Profit
- Provide Quality Services to their Customers
- Meet Regulatory Requirements
- Augment Staff
- Consistent On-Time, On-Budget and Quality Performance with a constant Focus on Safety

Construction and Services Offerings:

- Water & Sewer Mains, Storm Pipe and Pipe Installation from 4 inch to 42 inch
- Flow Metering for accurate Measurement, Analysis and Billing
- I/I Remediation Analysis and Repair for Inflow & Infiltration Situations
- Asset & Operational Analysis and Assessment Planning
- Water Main and Pipe Renovation and Re-Lining
- Sewer Main and Pipe Renovation
- Manhole Repair
- Lateral Replacement and Lining
- Energy & Safety Audits & Assessments

Problems they need to solve:

- Aging Infrastructure & Equipment
- Budgetary Considerations & Deadlines
- Increasing Costs & Limited Resources
- I/I Analysis & Remediation
- Regulatory Issues & Liability
- Water Quality
- Water Loss
- Sewage Overflow Incidents
- Sewage Processing Costs
- Process Quality Assurance
- Storm Water Issues
- Energy Efficiency

Water and Sewer Operations Services

Wireless SCADA System Monitoring Automation with ALL Device Threshold Alerts and Live Video Monitored by our Operations Center 24 X 7 X 365

Water Operations Maintenance Services:

- Well Pump Stations
- Water Distribution Systems

Sewer Operations Maintenance Services:

- Pump Stations
- Sewer Collection Systems



For more information, please contact Lee Alexander
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BCWSA



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Design/Build Fact Sheet

BCWSA Design/Build Services:

BCWSA partners with Gilmore and Associates Inc to provide you with complete Design/Build Services for your Development Projects in our Service Areas. With this arrangement we can offer you the following Benefits and Savings:

- Reduced Design Costs with our Preferential Rates
- Competitive Pricing as BCWSA is a **Non-Profit Organization**
- Proposals are Tailored to your Project and are offered on a 'Fixed Price' or 'Not To Exceed' Basis
- Eliminate the need for you to Post a Maintenance Bond
- Dedication to BCWSA usually within 60 Days of our completing the work in our Service Areas offering you Relief from All Maintenance Costs
- No extraneous Legal, Inspection or Engineering Fees
- Be assured that the work is done correctly and to your specifications
- void any additional costs – **No Change Orders and No Punch List**
- In our Service Areas, BCWSA Design/Build offers you, the Project Owner, the following Benefits:

Single Point of Contract Responsibility

- NO Conflicts or Finger-Pointing
- NO Delays
- NO Unnecessary Meetings

Minimize Risk

- NO Change-Orders
- NO Punch-Lists

Reduce the Delivery Schedule

- Coordinated Workflow from Design through Delivery
- Dedication usually within 60 Days of Project Completion

Reduce Costs

- All Engineering and Inspection Costs are included
- Eliminate Maintenance Bond and Maintenance Period Liabilities
- NO Cost Overruns

Let BCWSA be your Utility Construction Services Partner



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Phone: 215.343.2538
Fax: 267.200.0324
www.bcwsa.net



BCWSA



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Fact Sheet for Developers

Bucks County Water and Sewer Authority:

- Is one of the largest Non-Profit Water and Sewer Authorities in Pennsylvania
- Provides service to over 92,000 Customers representing 500,000 people
- Has a proven 50+ Year Track Record

BCWSA is a Full Service PA State Licensed Utility Company providing proven expertise with "Best Management Practices" for Underground Water, Sanitary and Storm Water Systems

BCWSA Build Services:

If you already have the Design completed or wish to use another Firm for Design, you can still benefit from the following by utilizing BCWSA for your Utility Construction:

- Competitive Pricing as BCWSA is a **Non-Profit Organization**
- Proposals are Tailored to your Project and are offered on a 'Not To Exceed' or 'Fixed Price' Basis
- All Legal, Inspection or Engineering Costs are included
- Eliminate the need for you to Post a Maintenance Bond
- Eliminate All Maintenance Costs
- Dedication to BCWSA within 60 Days of our completing the work
- Be assured that the work is done correctly and to your specifications

If you are planning any Development in our Service Areas, you should talk with us to determine the Cost Savings and Value BCWSA can provide along with the Quality you deserve.

Let BCWSA be your Utility Construction Services Partner

For more information, please contact Lee Alexander
a.lee@bcwsa.net 215-343-2538 ext. 106



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