



BENSALEM TOWNSHIP

Building and Planning Department
2400 Byberry Road Bensalem, PA 19020
215-633-3644 • Fax 215-633-3753

LIST of INSPECTIONS REQUIRED

BUILDING CONSTRUCTION – RESIDENTIAL

Residential construction permit inspections are conducted by Code Inspections Inc., 603 Horsham Rd, Horsham, PA 19044. To schedule their inspections, call **215-672-9400**.

Residential fireplace and sprinkler inspections are ALSO required by the **Fire Rescue Department**. Please call **215-633-3644** to schedule an inspection.

EXCEPTIONS: To schedule inspections for **ZONING, ALTERATION of LAND, and STAKEOUTS**, contact the Zoning Inspector 24 hours in advance at 215-633-3652. Please leave a voicemail message as inspectors are out in the field. Messages are returned by the end of the day/next day depending on when message was received. **See attached information sheet.**

BUILDING CONSTRUCTION - COMMERCIAL

1. Footing - **before** concrete pour.
2. Foundation/Wall - **before** concrete pour.
3. Slab or any concrete work- **before** concrete pour.
4. Backfill - **after** damp-proofing and parging wall foundation.
5. A rough frame inspection is required to have rough electrical, mechanical, plumbing and grading inspections. **ALL ROUGHS TO BE DONE AT THE SAME TIME**. Commercial sites must also be inspected for accessibility compliance at the rough stage.
6. Insulation.
7. Drywall - **before** tape or spackle.
8. Final Inspections.
9. A Use and Occupancy inspection is required for new home construction and any commercial renovation or new construction. **ATTENTION COMMERCIAL SITES:** Final Accessibility and U&O will be conducted only **after** site is fully stocked and/or partitioned and furnished.
11. Fireplace - **before** enclosing chase (on metal chimney only). Requires rough and final inspections.
12. See tank inspection information from Fire Marshal's Office attached.

(ALSO SEE SEPARATE ZONING DEPARTMENT REQUIREMENTS)

Engineering questions may be directed to 215-633-3652.

MISCELLANEOUS

- **COMMERCIAL** inspections can be scheduled by calling 215-633-3644. You will need the permit number and job site address in order to schedule an inspection.
- A responsible adult **MUST BE PRESENT** for all inspections.
- All **permits** and related **printed plans** must be **readily available** on site at the time of the inspection.
- Permits are to be prominently displayed in the front window or other easily visible location.
- All contractors and subcontractors are required to be properly licensed in Bensalem Township. Change of contractors shall be submitted to Bensalem Township in writing.



BENSALEM TOWNSHIP

Fire Rescue Department

2400 Byberry Road • Bensalem PA 19020
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LIST of INSPECTIONS REQUIRED

ABOVE GROUND TANK

1. Pressure test
2. NFPA 704 identification placards
3. Location
4. Final Inspection

FIRE ALARM

1. Record of completion test
2. Central station report
3. 24-hour battery test
4. Electrical inspection
5. Knox box key test

ALTERNATIVE EXTINGUISHING SYSTEMS

1. Room pressurization test
2. Air or bag test
3. Trip test
4. Alarm function test

UNDERGROUND FIRE MAIN

1. Open ditch
2. Hydrostatic test
3. Flush/flow

MISCELLANEOUS

1. Blasting, Environmental site remediation, Flammable gas and combustible liquid, Fire Dept Connection, Fireworks, Hot works/welding, Knox box, Open flame, Pyrotechnics, Tent, as well as Annual inspections for Fire Alarm, Hydrant flow, Site and Sprinkler system or any other permit, please call for specific inspections that may be required.

FIREPLACE, PELLET STOVE, WOODBURNING STOVE

1. Rough inspection (open framing)
2. Final inspection

UNDERGROUND TANK

1. Open ditch (after removal and after installation)
2. Pressure test
3. NFPA 704 identification placards
4. Location
5. Final inspection

SPRINKLER SYSTEM

1. Open ceiling
2. 2-hour/200 pound hydrostatic test
3. Main drain test
4. Water flow and tamper valve alarm test

COOKING HOOD SUPPRESSION SYSTEM

1. Balloon test
2. Gas/Electric shut off
3. Interconnection with fire alarm
4. Central station report

HYDRANT (Installation or Repair)

1. Open ditch
2. Flush test
3. Pilot gauge/Flow test



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RESIDENTIAL INSPECTIONS REQUIRED ZONING/ENGINEERING DEPARTMENT

BUILDING CONSTRUCTION

1. Stake out (**NEW HOME ONLY**) - **before** excavation (See attached details from the Engineering Dept).
2. Seepage Beds - **after** excavation and prior to fabric installation and **during** pipe and stone installation.
3. Final Inspection. (also see attached Zoning/Engineering Dept requirements)
4. A Use and Occupancy inspection is required for new home construction. Also see attached Engineering Dept requirements. Zoning/Engineering questions may be directed to 215-633-3652 or email at gnearon@bensalempa.gov.

POOLS

1. Stake out (**INGROUND & ABOVE GROUND**) - **before** excavation of inground pools and **before** installation or grading operations of above pools (See attached details from the Engineering Dept).
2. Rough grading (**INGROUND ONLY**) - **before** concrete decking installation.
3. Final Inspection. (also see attached Engineering Dept requirements)

DECKS

1. Stake out - **before** excavation of footings.

RETAINING WALLS

1. Stake out - **before** excavation of footings.
2. Final Inspection. (also see attached Engineering Dept requirements)

MISCELLANEOUS

1. Piping (**DRAINAGE PIPING ONLY**) – **prior to backfill** of drainage piping
2. Final Inspection (also see attached Engineering Dept requirements)

SIDEWALK, APRON & CURBS

1. Prior to pouring concrete, forms must be checked by the Engineering Department.
2. Final inspection. (also see attached Engineering Dept requirements)

ZONING

1. Final Inspection (also see attached Engineering Dept requirements)

To schedule an engineering inspection, contact the Engineering Department 24 hours in advance at 215-633-3652. Leave a detailed message. All voicemail messages are returned in 24 hours You will need the job site address in order to schedule an inspection. Permits are to be prominently displayed in the front window or other easily visible location. All contractors and subcontractors are required to be properly licensed in Bensalem Township.



BENSALEM TOWNSHIP

ENGINEERING DEPARTMENT

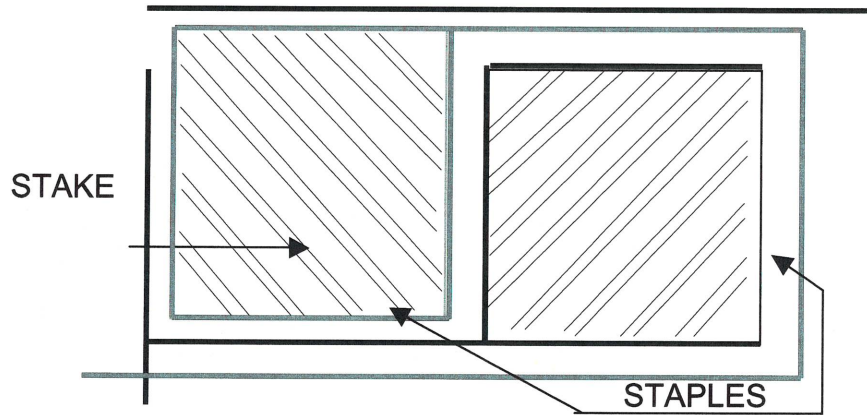
SITE INSPECTION REQUIREMENTS

THE FOLLOWING ITEMS MUST BE COMPLETED PRIOR TO:

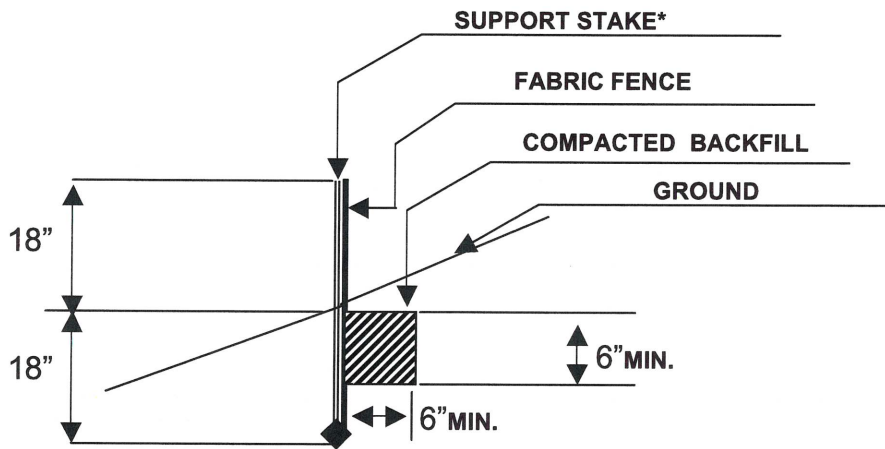
- **USE AND OCCUPANCY FOR NEW CONSTRUCTION**
 - **FINAL INSPECTIONS FOR FIRST FLOOR ADDITIONS**
 - **FINAL INSPECTIONS FOR INGROUND POOLS**
 - **FINAL INSPECTIONS FOR ABOVE GROUND POOLS**
1. Final grading completed per Township Engineer's approved plans on record with the Township. The grading must be smooth and any debris must be removed prior to topsoil being distributed.
 2. All disturbed areas must be seeded and mulched with hay unless property is already stabilized. Proper erosion and sedimentation control must be installed until disturbed areas are stabilized.
 3. Driveways must be paved with wearing course per Township regulations.
 4. Splash blocks must be installed.
 5. Water box must be set at proper height.
 6. Cleanout must be set at proper height and capped.
 7. Service walk must be installed.
 8. For new homes only, curbing and sidewalks must be installed, and road widening completed unless Township Council has approved a waiver.
 9. Any changes must be shown on as-built plan and submitted to Township Engineer for review and approval.
 10. All subdivision requirements must be completed. The following items may pertain to the approved subdivision plan:
 - a. Street trees.
 - b. Concrete monuments or other approved markings.
 - c. Road widening.
 - d. Storm water management systems.
 11. All disturbed areas must be restored to original conditions.

STANDARD CONSTRUCTION DETAIL

Standard Filter Fabric Fence 18" High



JOINING FENCE SECTIONS

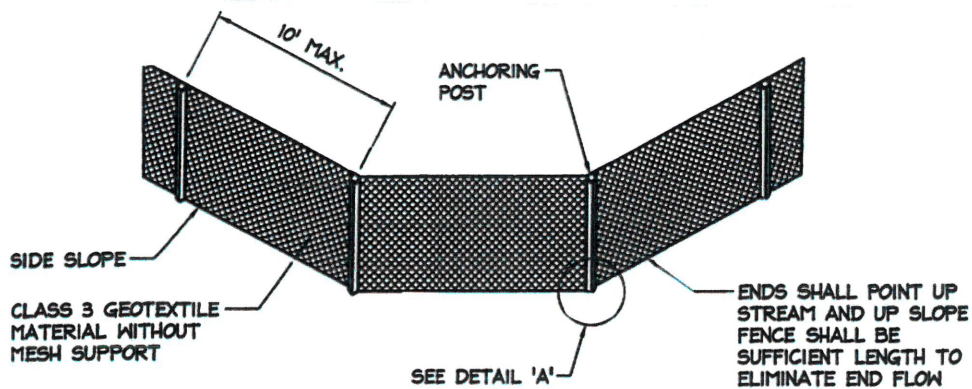


* Stakes spaced at 8' maximum. Use 2" x 2" wood or equivalent steel stakes.

Filter Fabric Fence must be placed at level existing grade. Both ends of the barrier must be extended at least 8' up slope at 45° to the main barrier alignment.

Sediment must be removed when accumulations reach 1/2 the above ground height of the fence.

Any section of filter fabric fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet.



SILT BARRIER FENCE

N.T.S.



INSPECTION REQUIREMENTS FOR POOL CONSTRUCTION

1. Stakeout inspection is required to be completed by the engineering department for inground pools only. All required erosion and sedimentation controls must be installed prior to any earthwork activities. Any relocation must be approved by the Engineering Department.
2. A rough grade inspection is required to be completed by the engineering department for inground pools only prior to installation of concrete decking. All swales must be rough graded as designed.
3. At the final inspection, final grading must be completed per township engineer approved plans on record with the township. The grading must be smooth and any debris must be removed prior to topsoil being distributed. Any required swales must be graded as designed on plans.
3. The following requirements are mandatory and will be enforced:
 - a. No grading is permitted within three (3) feet from any property line unless approved in writing on the submitted plan.
 - b. All disturbed areas must be seeded and mulched with hay unless property is already stabilized with an approved method. If property is not stabilized, proper erosion and sedimentation controls must be installed and maintained until disturbed areas are stabilized.
 - c. Any changes must be shown on a revised plan and submitted to the township engineer for review and approval.
 - d. A revised topographical plan may be required depending on the changes requested.
 - e. All disturbed areas must be restored to original conditions.

BENSALEM TOWNSHIP ENGINEERING DEPARTMENT
PHONE (215) 633-3652 • FAX (215) 633-3753

352 N. EASTON RD,

GLENSIDE, PA 19038

WK2CONSULTING.COM