

WARWICK TOWNSHIP
1733 Township Greene, Jamison, Pennsylvania 18929-1621
APPLICATION FOR RE – SALE USE AND OCCUPANCY CERTIFICATE
COMMERCIAL

Date: _____ Fee: \$200.⁰⁰, check N^o: _____ Zoning District _____ TMP# _____

Proposed Business Use: _____

Name of Company/Business/etc. _____

Address of Property: _____, Unit Number: _____

Type of Use: _____, Previous use, if different: _____

Water

(_____ Private Well, _____ Warwick Township Water and Sewer Authority, _____ Other)

Sewage Disposal:

(_____ On-lot, _____ Warwick Water & Sewer Authority, _____ Warminster Municipal Authority)

Applicant: _____

(Seller: _____ Buyer: _____ Agent: _____ Renter: _____ Lessor: _____)

Address of Applicant: _____ Phone: (_____) _____

Present Owner: _____

Agent for Buyer or Lessor: _____

Agent Address: _____ Phone: (_____) _____

New Owner: _____ Phone: (_____) _____

Will new owner operate a business at this location? _____, If no, please give mailing address of new owner:

Will property be used as rental unit? _____, If yes, please give name of occupant/tenant:

Name of Company responsible for installation/maintenance of fire suppression system (if applicable):

Name and phone number of person to contact regarding access and inspection of the property:

Settlement Date: _____, Title Company: _____

Mailing address for completed permit: _____

Use and/or Occupancy of a property without a valid Use and Occupancy Certificate issued by The Township of Warwick constitutes a violation of Township Ordinance N^o 97-05, as last amended, and may result in the Township pursuing the legal remedies as set forth in said Ordinance.

TOWNSHIP OF WARWICK
17333 Township Greene, Jamison, PA. 18929-1621

FIRE / EMERGENCY INFORMATION FORM

Date: _____

Facility Information:

Name of Facility: _____, Business Phone: _____

Address: _____, City: _____ Zip: _____

Zoning District: _____, Tax Map Parcel N^o: _____

Type of Facility: _____

Describe the nature of the operations which will occur within the premises: _____

Owner/Tenant: _____, Personal Phone N^o: _____

Alarm Company: _____, Phone N^o: _____

Address: _____, City: _____ State: _____

Alarm Type (Water Flow, Smoke, etc.): _____

Does facility currently have an automatic sprinkler system: _____, Agent: _____

Number of heads: _____, Number of Risers: _____, Number of Standpipes: _____, Size: _____

Standard Hours of Facility Operation: Day: _____, Night: _____

Average Number of Employees/Occupants for each shift: Day: _____, Night: _____

Emergency Contact Information:

1. Name: _____, Phone N^o: _____

2. Name: _____, Phone N^o: _____

Building Information:

Square feet of building footprint: _____, Number of floors: _____

Does building have an occupy basement level: _____, If so, what is square footage: _____

Building Construction Type (Masonry, Frame, etc.): _____

Roof Type (Corrugated Steel, Wood, Truss, etc.): _____

Floor Type (Concrete, Wood Truss, etc.): _____

Roof Openings (Vents, Skylights, etc.): _____

Special Considerations or Comments: _____

On the reverse side of this form, please draw the **building layout** (outside parameters of the structure or of your particular space within a multi-tenant building. For multi-story buildings, use a separate layout for each floor of the building (attach additional sheets of paper, if necessary). indicate which part of the building is the street side and indicate all entrance/exit doors and stairs on the building layout. **Identify the location of all the following items**, and any other items that you feel may have relevance, by placing the number corresponding to that item in the appropriate location on the building layout. Please try to be as accurate as possible. If you are unsure of any items, please indicate so on this form and the Fire Marshal will be in contact with you. Thank you, in advance for your efforts.

N^o 1 Gas Shut Off

N^o 2 Main Electrical Shut Off

N^o 3 Water Shut Off

N^o 4 Alarm Panel Box

N^o 5 Fire Dept. Connection to Sprinkler System

N^o 6 Standpipe Connection (Multi-Story Bldg.)

N^o 7 Hazardous Materials Storage

N^o 8 Materials Safety Date Sheets

N^o 9 Propane Storage

N^o 10 Knox Box

N^o 11

N^o 12

Application for Non-Residential Use and Occupancy Certificate

The following items shall be submitted, in writing to Warwick Township for review prior to the issuance of any non-residential use and occupancy certificate.

1. A site plan showing completed improvements inclusive of parking and signage.
2. A copy of the approved Commonwealth of Pennsylvania Labor and Industry Certificate of Occupancy.
3. Inspection and Approval letter from the Warwick Township Fire Marshal.
4. Inspection and Approval from the Warwick Township Engineer.
5. Detailed description of proposed Use and Operations by occupant.
6. Detailed description of expected impact on the following standards as set forth in the Warwick Township Zoning Ordinance: (smoke, dust and dirt, fly ash and gasses, noise, odors, fumes and gasses; radioactivity or electrical disturbance; glare and heat; outdoor storage and waste disposal; electric, diesel, gas or other power; industrial waste or sewage).
7. Detailed information regarding shifts and staffing of proposed occupant.
8. Completed Fire/Emergency Information Form.
9. Confirmation of registration of alarm system with Warwick Township Police Department.

Additional approvals required, if applicable or requested by Code Enforcement Department

1. Water quality test.
2. Inspection and Approval letter from the Bucks County Health Department regarding the inspection of on-site disposal system.
3. Specifics regarding water usage and wastewater generated by the proposed operations of the proposed occupant.
4. Inspection and Approval letter from the Bucks County Health Department.
5. Inspection and Approval letter from the Pennsylvania Board of Health.
6. Inspection and Approval letters from any Local, State or Federal agencies which oversee the installation of x-ray equipment or any other radiation producing equipment or material.
7. Medical waste disposal plan.

**CODE OF THE TOWNSHIP OF WARWICK, PENNSYLVANIA, v6 Updated
11-15-2007 / PART II GENERAL LEGISLATION / Chapter 195, ZONING / ARTICLE
XXIV, Administration / § 195-128. Permit applications.**

- (2) All plot plans for new residential construction, new nonresidential construction and new nonresidential additions shall contain the following criteria:
- (a) A plot plan drawn at a scale of one inch equals 20 feet, 30 feet, 40 feet or 50 feet, with all elevations established by the builder or owner's engineer or land survey drawn in accordance with an accurate boundary line survey.
 - (b) A depiction of the size and location of all new construction.
 - (c) A depiction of the location of all existing structures.
 - (d) Setback distances between buildings, property lines and the established street rights-of-way and grades from all sides of the proposed new construction.
 - (e) The location of property showing the nearest intersection street and distance in feet and decimal parts thereof of property therefrom, together with a North point.
 - (f) Dimensions, bearings and lot numbers as delineated on the final recorded subdivision and land development plan or record.
 - (g) The plot plan shall indicate whether property is monumented and the composition of the monuments.
 - (h) The lot area, in square feet, is to be shown on the plot plan.
 - (i) The building area, in square feet, is to be shown on the plot plan.
 - (j) The location, site arrangement and capacity of areas to be used for motor vehicle access, off-street parking and provisions are to be made for lighting such areas, if applicable.
 - (k) All drainage and utility easements, restrictions, deed-restricted open space, utility structures, existing structures, natural land features and surrounding properties shall be identified on the plot plan.
 - (l) Topographical site information, at a contour interval of no less than two feet, shall be provided.
 - (m) The location dimensions and arrangements of open spaces, yards and buffer yards, including methods to be employed for screening, where applicable.

- (n) The type of zoning is to be marked on the plot plan such as indicated by the applicable zoning ordinance or map or any other Township zoning regulation now or hereafter established.
- (o) Proper zoning restriction lines are to be marked on the plan indicating the front yard, side yards and rear yard. On a corner lot, the property front yard setback shall be shown as provided by this chapter.
- (p) Streets, rights-of-way, etc., shall be properly marked with dimensions according to plans of record.
- (q) Plot plans shall have indicated thereon the proposed method for discharge of stormwater runoff and surface waters from the premises, including proposed grading, whether generated by the improvements themselves or by water passing through the property from other sources, as referenced in Chapter 163, Subdivision and Land Development, § 163-48A(2).
- (r) Plot plans shall show proposed basement, garage and first floor elevations. Additionally, certification must be presented by the surveyor attesting to the fact that the first floor elevation of the structure will be constructed equal to or higher than the contour shown on the grading plan for the individual development or individual building lot. The first floor elevation shall be set in a proper relationship to the existing elevations on the surrounding lots.