

FRANCONIA TOWNSHIP – BUILDING and PLUMBING CODES
Based on Current International Building Code

YOUR PERMIT FEE COVERS THE COSTS OF STANDARD INSPECTIONS. AN ADDITIONAL INSPECTION FEE OF **\$35.00** WILL BE CHARGED FOR EACH ADDITIONAL INSPECTION APPOINTMENTS, INCOMPLETE WORK OR REPAIRS, OR OTHER DELAYS CAUSED BY THE CONTRACTOR/APPLICANT.

PERMIT CONDITIONS

PLEASE NOTE: The permit conditions listed below are to be considered part of the permit and must be adhered to. Failure to do so will result in the issuance of a notice of violation, cease and desist order, or citation. A copy of the permit and these conditions must be supplied to any subsequent lot owner at the time of settlement or transfer.

THE FOLLOWING ARE GENERAL PERMIT CONDITIONS:

- 1. DURING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE TO HAVE PROPER ELECTRICAL INSPECTIONS PERFORMED BY A QUALIFIED INSPECTOR. THE TOWNSHIP BUILDING INSPECTOR WILL CONDUCT PLUMBING INSPECTIONS.**
- 2. PRIOR TO COMPLETION OF CONSTRUCTION AND ISSUANCE OF OCCUPANCY PERMIT, THE CONTRACTOR MUST SUPPLY THE BUILDING INSPECTOR WITH AN INSPECTION CERTIFICATE (e.g. CUT CARD) FROM A QUALIFIED UNDERWRITER THAT THE ELECTRICAL INSPECTION HAS BEEN ACCOMPLISHED IN ACCORDANCE WITH THE LATEST AND APPLICABLE CODES.**
3. A.C. powered and inter-connected smoke detectors, with battery back-up, are required on every level and in every bedroom. Heat detectors in garage and attic are to be interconnected to smoke detectors.
4. All glass 24” from door, or within 18” of the floor must be tempered or of safety type. This includes tub and shower enclosures.
 - a. All glass that is 10 feet above a floor, regardless of size, must be safety glass, tempered glass, or approved plastic.
 - b. All skylights, regardless of location, must be safety glass, tempered glass or approved plastic.
 - c. Any glass within a shower or tub area must be safety or tempered glass.
5. If applicable; chimney and fireplace to be constructed as per codes.
6. All stairs to have handrails and guardrails. Guardrails-no opening larger than 4”.
 - a. Minimum headroom for stairways is 80”.
 - b. Maximum rise 7 ¾”, minimum tread 10” nose to nose.
7. Garage walls and ceiling separating garage from house, must be covered with one hour fire rated drywall, minimum. This includes 2 layers of 5/8” type X fire rated drywall. All remaining garage walls require one layer 5/8” type X fire rated drywall.

8. All walls to be provided with firestopping.
9. Door and frame between house and garage must be labeled for minimum one hour fire rating.
10. All concrete slabs between the house and garage must be 4" minimum step-up into house.
11. Maximum backfill permitted on 8" CMU wall or poured concrete - 4 feet.
12. Maximum backfill permitted on 10" CMU wall or poured concrete – 5 feet.
13. Maximum backfill permitted on 12" CMU wall or poured concrete – 7 feet.
14. Use of lead in plumbing construction or repairs is prohibited.
15. All plumbing and water fixtures must comply with the Township Water Conservation Ordinance (Ordinance # 138) and as amended by (Ordinance # 186).
16. Outdoor burning prohibited except when permitted by Burning Ordinance.
17. Bedrooms must provide for proper window egress per 2006 International Building Code.
18. Driveway permits as required.
19. Silt fence must be in place before excavation, if applicable.
20. All lots will be required to conform to the Sedimentation and Erosion Control Plan.
21. Carbon Monoxide detectors are required when pre-fabricated fireplaces are used.
22. **Contact Township for other rules and regulations.**