



South Middleton Township

520 Park Drive, Boiling Springs, PA 17007
PHONE: (717) 258-5324 FAX: (717) 258-3577

FOUNDATION - ONLY PERMIT CERTIFICATION

Project Name: _____

Project Address: _____

This permit application is for a **FOUNDATION-ONLY PERMIT**
all construction shall meet all requirements of the
Pennsylvania Uniform Construction Code
Including but not limited to the following International Codes for the applicable year:

International Building Code - International Plumbing Code-International Mechanical Code –
International Energy Conservation Code-International Fuel Gas Code - International Fire Code
National Electrical Code

Owner or applicant shall be hereby informed that South Middleton Township in no way guarantees that a permit for the remainder of the construction project will be issued. If a foundation is completed and construction of the project is cancelled, this permit gives the applicant no rights to build on said foundation in the future. All building permits shall be approved by South Middleton Township before any further work is completed. Any work completed that has not been approved on this permit will be required to be removed before any future plans are approved. All liability for any required changes shall likewise be the responsibility of the applicant/owner. The cost of this permit is set by the current fee schedule in effect at time of submission. **Payment of permit shall be made at time of submission and is in addition to the building permit fees that are applicable for the entire building.**

This certification shall accompany all foundation permit applications. By signing this document we acknowledge and agree to abide by the above mentioned terms and conditions.

Design Professional Name -Telephone#

Owner Name –Telephone #

Design Professional Signature Date

Owner Signature Date

Owner Name – Telephone #

Owner Signature Date

FOUNDATION-ONLY CONSTRUCTION PERMITS

When a construction project is on a tight time-line and a building owner needs to begin construction as soon as possible, the UCC regulations provide that he may receive permit approval to construct the foundation before plans and specifications for the entire project are submitted for approval.

It is critical that customers understand the following regarding foundation-only construction permits:

- Once a foundation-only construction permit has been issued, the applicant must submit construction documents for total building approval, before any additional construction can occur.
- If granted, this limited approval does not guarantee that the Department will issue a permit for the remainder of the construction project.
- Generally, no revisions are allowed on work covered under this permit.
- Review and approval of an application for foundation-only construction is not expedited.
- A failure to fully describe on construction plans the extent of the work to be performed will be grounds for denial of this special permit.

The following items constitute a complete UCC foundation-only construction application package:

1. A completed SMT UCC APPLICATION FOR BUILDING PERMIT

- Please complete this fully. If an informational item does not apply, indicate this by a "NA."

2. Payment in full of the amount due (see current fee schedule).

3. Two (2) complete sets of construction drawings, one set of construction drawings on a CD in PDF file format and specifications.

- Seals of licensed design professionals must appear on all sheets and be signed and dated by the designer.
- Drawings must be at least 18" x 24" (but no more than 36" x 42") in size, drawn to scale of no less than 1/8"=1', with sufficient detail to fully indicate the nature and scope of the limited work to be performed.
- A "Building Code Summary" must be included on the first or second sheet of the drawings, with all applicable code sections filled out.

Note carefully: This summary must clearly outline what code requirements will be met and what the extent of the work under the Foundation-only Approval will be!

4. **A statement, dated and signed by the design professional and the owner(s) acknowledging each of the following:**
- That the design professional is authorized to submit the application in this form.
 - That the issuance of a permit for Foundation-only construction provides no assurance that SMT will grant approval of any UCC permits needed to complete the construction.
 - That the design professional and the owner(s) assume full responsibility that the building or structure will fully comply with all UCC requirements before its occupancy or use.
5. **Two (2) copies of a site plan included in the plan sets showing the size and location of the new construction, with accurate boundary lines, distances from lot lines, and the established street grades and proposed finish grades. (See also SMT's "[UCC Plan Review Checklist](#)" for additional requirements.)**
6. **A fully completed copy of the SMT's UCC PLAN REVIEW CHECKLIST.**

Failure to include this or to fill out the list completely will delay review of your application and may be cause for return of the entire application package without review. If an item on the list does not apply, indicate this by placing "NA" on the check-off line.