

NEW HOPE BOROUGH

GENERAL INFORMATION ON LAND USE AND CONSTRUCTION REQUIREMENTS

NEW HOPE HISTORIC ARCHITECTURAL REVIEW BOARD

The New Hope Historic Architectural Review Board (HARB) and Borough Council must approve (by issuance of a **Certificate of Appropriateness**) all changes and modifications to the **exterior architectural features** of buildings and structures that are visible from a public street or way, including the towpath and the Delaware River, in the Borough's **Historic District**. **Certificates of Appropriateness** are required in order to construct, erect, reconstruct, relocate, alter, restore, paint, demolish or raze any building or structure within the **Historic District**. No construction permit may be issued for, and no work may commence on the exterior of any structure located in the New Hope Borough **Historic District** and visible from a public street or way until HARB recommends and Council issues a **Certificate of Appropriateness**.

NEW HOPE BOROUGH ZONING ORDINANCE

On November 15, 2006, New Hope Borough Council adopted **Ordinance No. 2006-14**, enacting a comprehensive amendment to the **New Hope Borough Zoning Ordinance**. The Zoning Ordinance requires that the **Zoning Officer** issue a zoning permit before a use is established or changed, a structure erected, constructed, reconstructed, altered, razed or removed, or a building or property is used or occupied, changed in use, or changed in occupancy or tenant. The issuance of a zoning permit does not permit occupancy of a building or structure. A **Certificate of Use and Occupancy** is also required pursuant to the **Pennsylvania Uniform Construction Code**, as amended. In case of refusal of the **Zoning Officer** to issue a permit, an applicant is advised in writing of the reasons for denial and of his or her rights of appeal to the **New Hope Borough Zoning Hearing Board**.

NEW HOPE BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

The **New Hope Borough Subdivision and Land Development Ordinance (SALDO)** establishes procedures regulating the subdivision and/or development of land within the Borough. The purpose of the SALDO is to ensure that all newly created lots and new developments conform to the applicable requirements of the **New Hope Borough Comprehensive Plan and Zoning Ordinance**, as well as generally accepted design standards with respect to streets, curbs and sidewalks, parking, stormwater management, lighting, water supply and sanitary sewer, etc. The Zoning Ordinance and the Subdivision and Land Development Ordinance outline the minimum standards necessary to guide the growth and development of the Borough in order to promote and protect the health, safety, and welfare of future property owners, current and adjoining properties, and the community. The Zoning Officer, Borough Engineer, Bucks County Planning

Commission, and New Hope Planning Commission review subdivision and land development plans. Other reviewing agencies may include the Bucks County Conservation District, the Pennsylvania Department of Environmental Protection, the County Department of Health, the Bucks County Water & Sewer Authority, and the Pennsylvania Department of Transportation. Applications are approved or denied by Borough Council, based upon the recommendations of the various reviewing agencies.

PERMIT GUIDE

PERMITTING REQUIREMENTS - PERMITTED USES ⁽¹⁾

Y = Yes N = No

	<u>Outside Historic District</u>	<u>Historic District Location</u>
<u>Transfer of Ownership/ Sale of Property</u>		
Use Registration Permit	Y	Y
<u>New Business / Tenant Requirements</u> –		
(Applicable for re-occupancy of existing space and occupancy of new space)		
Use and Occupancy Permit	Y	Y
Business Privilege Tax	Y	Y
Certificate of Appropriateness (HARB)	N	Y ⁽²⁾
Sign Permit	Y	Y
Building renovations/new construction	(See requirements below)	
<u>Interior Building Construction</u> –		
Building Permit	Y	Y
Electrical Permit ⁽³⁾	Y	Y
Plumbing Permit ⁽³⁾	Y	Y
HVAC Permit ⁽³⁾	Y	Y
Fire Code Permit ⁽³⁾	Y	Y
<u>Exterior Building Repair/Maintenance</u> –		
(Roofing, window/door, and siding replacement and similar projects)		
Certificate of Appropriateness (HARB)	N	Y ⁽²⁾
Building Permit	Y	Y
(Painting and similar projects not involving a building permit)		
Certificate of Appropriateness (HARB)	N	Y ⁽²⁾
<u>New Construction Projects</u> – ⁽⁴⁾		
(Applicable for new buildings, additions, structural modifications, accessory structures, pools, and similar structures)		
Certificate of Appropriateness (HARB)	N	Y ⁽²⁾
Zoning Permit	Y	Y
Building Permit	Y	Y

Electrical Permit ⁽³⁾	Y	Y
Plumbing Permit ⁽³⁾	Y	Y
HVAC Permit ⁽³⁾	Y	Y
Fire Code Permit ⁽³⁾	Y	Y
Fence Permit	Y	Y

⁽¹⁾ Non-permitted uses must obtain Zoning Hearing Board approval or a change of zoning.

⁽²⁾ A Certificate is required only if construction is visible from a public right-of-way, including public streets, canal towpath, etc. Applications for building and zoning permits cannot be processed until Council approves a Certificate of Appropriateness.

⁽³⁾ Applicable only if proposed project involves such work types.

⁽⁴⁾ Any project qualifying for a land development or subdivision must first obtain all necessary approvals before proceeding to the permitting process.

ZONING AND CONSTRUCTION PERMIT PLAN REVIEWS

All appropriate governmental permits, approvals, applications, drawings, specifications, studies, plans, and fees including a **Certificate of Appropriateness** (if applicable) must be completed and submitted by an applicant **before** commencement of the plan review process.

Following issuance of a zoning permit by the **Zoning Officer**, the **Building Code Official** reviews the application and plans. The maximum timetable for commercial zoning and construction plan reviews is 30 business days and for one-family and two-family dwelling unit and utility and miscellaneous structures plan reviews, 15 business days.

Construction permits for one-family and two-family dwellings and utility and miscellaneous structures will be issued within 15 business days, provided that the drawings are prepared by a design professional licensed or registered under the laws and regulations of the Commonwealth and further provided that the application contains a certification by a licensed or registered design professional stating that the plans meet the applicable standards of the **Uniform Construction Code** and the Borough's building code ordinance.

NEW HOPE BOROUGH STORMWATER MANAGEMENT PERMITS

New Hope Borough **Ordinance No. 2005-06** adopted stormwater management standards for the Borough pursuant to the Delaware River South Watershed, Act 167 Stormwater Management Plan, as approved by the Pennsylvania Department of Environmental Protection. The ordinance regulates land developments, subdivisions, construction of new or additional impervious or semi-impervious surfaces (such as driveways, parking lots, patios, etc.), construction of new buildings or additions, diversion or piping of any natural or man-made stream channel, and the installation of stormwater Best Management Practices and stormwater management facilities. Exemptions may be granted at the discretion of the Borough Engineer; however, an exemption does not relieve an applicant

from compliance with the special requirements for watershed drainage to high quality or exceptional value waters, groundwater recharge, water quality, and stream bank erosion.

Total Parcel Size

Impervious Area Exemption

≤ ¼ acre

500 sq. ft

> ¼ acre to 1 acre

1,000 sq. ft.

>1 acre

2,500 sq. ft.

Filing fees and financial security in the form of escrow accounts, as set by resolution of Borough Council, are required for all stormwater management applications submitted pursuant to **Ordinance No. 2005-06**.

STORMWATER MANAGEMENT MAINTENANCE AGREEMENTS

An applicant shall sign and record a stormwater management maintenance agreement, if applicable, to guarantee the continuing operation and maintenance of any privately owned stormwater management improvements that the applicant may be obligated to construct. All costs relating to the preparation of the agreement and recording shall be borne by the applicant.

FINANCIAL SECURITY

Satisfactory financial security, in accordance with Section 509 of the Pennsylvania Municipalities Planning Code, as amended, and Borough **Ordinance No. 2005-06**, relating to stormwater management, must be provided to the Borough, and approved by the **Borough Solicitor**, prior to the start of any site work or construction activities for projects involving approved subdivisions, land developments, or stormwater management improvements. Financial security is required to guarantee completion of approved public and other site improvements.

OTHER GOVERNMENTAL PERMIT/LICENSES AND APPROVALS

BUCKS COUNTY CONSERVATION DISTRICT

All earth moving activity must be conducted in accordance with Pennsylvania Title 35, Rules and Regulations of the Pennsylvania Department of Environmental Protection, Chapter 102, Erosion Control. An erosion and sedimentation control permit must be obtained from the **Bucks County Conservation District** before the issuance of local building permits. The Conservation District may be contacted at 1456 Ferry Road, Suite 704, Doylestown, PA 18901-5550, Phone: (215) 345-7577, Fax: (215) 345-7584.

Section 405 of the Water Quality Act of 1987 requires construction sites of one (1) acre or more to obtain a NPDES permit, effective December 8, 2002. The applicant must demonstrate compliance with this requirement, if applicable, prior to issuance of any

building permits. NPDES permit information may be obtained from the Bucks County Conservation District.

A copy of the approved erosion and sedimentation control plan, if applicable, must be available at the work site at all times during construction.

BUCKS COUNTY DEPARTMENT OF HEALTH

The **Bucks County Health Department** issues permits and/or licenses for on-site sewage disposal systems, private wells, and food facilities. The Borough will not issue any zoning or building permits until an applicant provides proof of compliance with Health Department rules and regulations.

BUCKS COUNTY WATER & SEWER AUTHORITY

The **Bucks County Water & Sewer Authority (BCWSA)** provides public water and sewer services in New Hope. Applicants must comply with the requirements of the Authority to obtain public water and sewer services. The Borough will not issue zoning or construction permits for projects requiring public water and sewer unless the applicant first satisfies all requirements of the Authority.

PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (Pa DEP)

Applicants for zoning and building permits must obtain all necessary permits and approvals from PaDEP prior to receiving zoning and construction permits from the Borough. Applicable PaDEP permits and approvals may include the following: sewage facility planning modules, water obstruction and encroachment permits, NPDES Permits Stormwater-Construction, etc.

HIGHWAY OCCUPANCY PERMITS

Highway occupancy permits are required for any construction work, including drainage improvements, planned within the right-of-way of a state or borough roadway. Applicants for construction projects located on Commonwealth roads must secure highway occupancy and other related permits, as applicable, from PennDOT. Applicants for construction projects located on Borough-owned roads must secure highway occupancy and other related permits, as applicable, from New Hope Borough. All such permits must be secured prior to issuance of zoning and construction permits by the Borough.

PENNSYLVANIA UNIFORM CONSTRUCTION CODE

On June 8, 2004, New Hope Borough Council adopted **Ordinance No 2004-02**, electing to administer and enforce the provisions of the **Pennsylvania Uniform Construction Code**, Act 45 of 1999, as amended, and its regulations, as published by the Pennsylvania

Department of Labor and Industry, with amendments. The codes adopted for use under the UCC are the **2009 International Codes** issued by the **International Code Council**. The **Building Code Official** of New Hope Borough performs all plan reviews and inspections for code compliance and performs accessibility plan reviews and accessibility inspections for commercial construction.

1. Residential Permits. An owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a residential building or to erect, install, enlarge, alter, repair, remove, convert or replace an electrical, gas, mechanical or plumbing system regulated by the **Uniform Construction Code** must first apply to the **Building Code Official** and obtain the required permit.

A. Exemptions from residential permits

The **Uniform Construction Code**, as amended by New Hope Borough, and the **International Residential Code** for one- and two-family dwellings do **not** require permits for the following.

(1) Installation of tubing, piping, propane gas burning appliances, equipment or fixtures related to liquefied petroleum gas under the Propane and Liquefied Petroleum Gas Act (35 P. S. §§ 1329.1-1329.19).

(2) Construction of individual sewage disposal systems under 25 Pa. Code Chapter 73 (relating to on-lot sewage treatment facilities). However, permits for such systems must be obtained from the Bucks County Department of Health.

(3) A **building** permit is not required for the following work; however, zoning permits are required for (a), (b), and (c), and **Certificates of Appropriateness** are required for (a), (b), (c), (d), and (i) if the structure is located in the **Historic District**. **Certificates of Appropriateness** are also required for exterior painting (f) of structures located in the **Historic District**.

(a) One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m²).

(b) Fences not over 6 feet (1829 mm) high.

(c) Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.

(d) Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.

(e) Sidewalks and driveways.

(f) Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

(g) Prefabricated swimming pools that are less than 24 inches (610 mm) deep.

(h) Swings and other playground equipment.

(i) Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.

(4) An agricultural building, except that a **Certificate of Appropriateness** may be required if the structure is located in the **Historic District**.

(5) Manufactured or industrialized housing shipped from the factory under Section 901(a) of the act (35 P. S. §7210.901(a)) as provided in §403.25 (relating to manufactured and industrialized housing), except that a **Certificate of Appropriateness** may be required if the structure is located in the **Historic District**.

(6) A recreational cabin, pursuant to the Title 34—Labor and Industry [34 Pa. Code], Section 403.1(b)(11) and 403.1(c), except that a **Certificate of Appropriateness** may be required if the structure is located in the **Historic District**.

(7) Ordinary repairs. The following are **not** ordinary repairs:

(a) Cutting away a wall, partition or portion of a wall.

(b) The removal or cutting of any structural beam or load-bearing support.

(c) The removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements.

(d) The addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical.

(8) Replacement of glass in any window or door. The replacement glass must comply with the minimum requirements of the **International Residential Code**.

(9) Replacement of existing roof material that does not exceed 25% of the total roof area performed within any 12-month period, except that a **Certificate of Appropriateness** may be required if the structure is located in the New Hope Borough **Historic District**.

(10) Installation of additional roll or batt insulation.

(11) Replacement of exterior rainwater gutters and leaders, except that a **Certificate of Appropriateness** may be required if the structure is located in the New Hope Borough **Historic District**.

(12) A permit is not required for the installation, alteration or repair of generation, transmission, distribution, metering or other related equipment that is, by established right, under the ownership and control of a public utility as the term “public utility” is defined in 66 Pa.C.S. § 102 (relating to the definitions).

(13) No permits are required for the following **Electrical** work: No permit is required for minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

(14) No permits are required for the following **Gas** work:

- (a) Portable heating, cooking or clothes drying appliances.
- (b) Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
- (c) Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

(15) No permits are required for the following **Mechanical** work:

- (a) Portable heating appliances.
- (b) Portable ventilation appliances.
- (c) Portable cooling units.
- (d) Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
- (e) Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
- (f) Portable evaporative coolers.
- (g) Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
- (h) Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

(16) No permits are required for the following **Plumbing** work: The stopping of leaks in drains, water, soil, waste or vent pipes; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

2. Non-residential Permits. An owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a commercial building, structure or facility or to erect, install, enlarge, alter, repair, remove, convert or replace an electrical, gas, mechanical or plumbing system regulated by the **Uniform Construction Code** must first apply to the **Building Code Official** and obtain the required permit.

A. Exemptions from non-residential construction permits

Applicants for non-residential construction projects are encouraged to schedule a meeting with the **Building Code Official** to determine all permit and code-related requirements.

3. An emergency repair or replacement of equipment may be made without first applying for a permit if a permit application is submitted to the **Building Code Official** within 3 business days of the repair or replacement. Construction permit fees are doubled in amount if application is not made within 3 business days.

USE AND OCCUPANCY PERMITS

A separate permit is required for use and occupancy. All work must be completed prior to issuance of a **Use and Occupancy Permit**. A **Use and Occupancy Permit** will be issued promptly upon completion of all required inspections and successful testing of all emergency systems. No structure may be occupied, used or changed in use, occupant or tenant prior to issuance of a **Use and Occupancy Permit**.

PERMIT FEES

Zoning and construction permit fees are set by resolution of Borough Council. Copies of all permit fee resolutions are available upon request. Construction permit fees are doubled in amount where work or occupancy commences without the required permits.

CONTRACTOR REGISTRATION

In 2008, the Pennsylvania Legislature passed the **Home Improvement Consumer Protection Act**. This law requires that all contractors who perform at least \$5,000 worth of home improvements per year register with the Attorney General's Office. All home improvement contractors must provide the Borough with proof of registration with the Commonwealth. All other contractors must provide proof of liability and workers' compensation insurances, unless exempted by state law.

INSPECTION REQUESTS

The contractor or builder is responsible for requesting a required construction inspection. This request must be made at least **24 hours in advance**. Inspections will be made as quickly as possible, but the **Building Code Official** cannot guarantee the time of inspection. To request an inspection, call 1-215-862-3347.

CONSTRUCTION INSPECTIONS

See "Inspections" attachment.

AVAILABILITY OF PLANS AT CONSTRUCTION SITE

A copy of the approved construction plans bearing the approval mark of the New Hope Borough Code Official must be available at the building site at all times during construction.

NON-COMPLIANCE

The **Building Code Official**, at his/her discretion, may require any construction performed without a permit or proper inspection to be removed, demolished, uncovered, exposed, etc, such that adequate inspections may be accomplished.

DEVIATIONS FROM APPROVED DRAWINGS

Additions or changes to approved plans may be obtained by submitting revised drawings. All revisions will be processed and approved, if in accordance with the Pa. UCC. Additional fees may be charged for such reviews.

NEW HOPE BOROUGH UCC BOARD OF APPEALS

Ordinance No. 2004-02 and Resolution No. 2004-08R, as amended, established the New Hope Borough UCC Board of Appeals to hear and decide appeals, requests for variances, and requests for time extensions, in accordance with the rules and regulations published by the Pennsylvania Department of Labor and Industry in 34 Pa. Code, Chapter 403, Sections 403.121 and 403.122. A filing fee, as set by resolution of Borough Council, is required for all appeals.

The Board of Appeals may not act upon appeals, requests for variances or extensions of time relating to accessibility under the UCC Act. All such appeals and requests must be filed with the Pennsylvania Department of Labor & Industry's Accessibility Advisory Board pursuant to section 106 of the act (35 P. S., Section 7210.106).

APPROVED THIRD PARTY ELECTRICAL INSPECTION AGENCIES

The customer or contractor may engage the services of any independent electrical inspection agency listed below, or as accepted by PECO. The electrical inspector is responsible to submit proper certification to PECO and the Borough that the installation complies with all applicable provisions of the National Electrical Code and the Pa. UCC. All electrical inspectors shall comply with the certification/registration requirements of the Pa. UCC.

See attachment for a list of approved "Third Party Electrical Underwriter Inspection Agencies."

NOISE ORDINANCE

Chapter 192 of the **Code of the Borough of New Hope** prohibits the performance any construction operation or the operation of any tools or equipment used in construction, drilling, blasting, demolition, excavation, and extraction of stone or other such activities between the hours of 7:00 P.M. and 7:00 A.M. or at any time on Sundays and federal holidays. The federal holidays are: New Year's Day, Birthday of Martin Luther King, Jr., Washington's Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving Day, and Christmas Day. This provision does not apply to domestic power tool.

FOR ADDITIONAL INFORMATION

**New Hope Borough
123 NewStreet
New Hope, Pa. 18938
Phone: 1-215-862-3347
Fax: 1-215-862-8022**

INSPECTIONS

Inspections are necessary to insure that all work being done conforms to the approved plans and specifications, the applicable codes and the Uniform Construction Code for the Commonwealth of Pennsylvania. **Inspections are to be scheduled with the borough office at least 24 to 48 hours in advance by calling (215) 862-3347 and speaking to the borough secretary. Borough offices are open from 9:00 am to 4:00 pm, Monday through Friday. NO REQUESTS FOR INSPECTIONS ARE TO BE LEFT ON THE VOICE MAIL SERVICE AFTER HOURS. Inspections will be performed Monday, Wednesday and Friday from 10:00 am to 12:00 pm. Notification for inspections at the various stages of construction is the responsibility of the applicant and/or property owner. All un-inspected work will not be approved by the Borough Code Enforcement Department.**

The required inspections include, but may not be limited, to the following:

- New Construction (New Houses and additions)
 - Footings (Scheduled after excavation and prior to placement of concrete for footings.)
 - Foundation (Scheduled after wall forms are in place and prior to placement of concrete for walls.)
 - Backfill (Scheduled after foundation is waterproofed and prior to backfilling.)
 - Slab (Scheduled after subgrade preparation and prior to placement of concrete for slab.)
 - Rough Frame/Rough Plumbing (Scheduled after all structural and framing members, along with all water supply, waste lines and venting, are in place and prior to placement of any insulation or fixtures. Rough electrical inspection and approval by underwriting agency must be obtained prior to the Rough Frame/Rough Plumbing inspection being performed)
 - Insulation (Scheduled after insulation is in place and prior to wall finish being installed.)
 - Final/Use and Occupancy/Final Plumbing (Scheduled after all finish work is complete and/or prior to settlement. Final electrical inspection and approval by underwriting agency must be obtained prior to the Final/Use and Occupancy inspection being performed.)
- Pools
 - Pool Steel (Scheduled after steel reinforcing has been installed prior to concrete application and after rough electrical inspection and approval by the underwriting agency for all wiring and grounding of fixtures has been obtained.)
 - Final (Scheduled after final electrical inspection and approval by the underwriting agency has been obtained and after permanent fencing, meeting the requirements of the borough, has been installed.)
- Sheds and other Accessory Structures (Sheds greater than 1000 sf shall require a Building and Zoning Permit, accessory structures under 1000 sf require a Zoning Permit only.)
 - Footings (Scheduled after excavation and prior to placement of concrete for footings.)
 - Rough Frame (Scheduled after all structural and framing members are in place and prior to placement of any insulation. Rough electrical inspection and approval by underwriting agency must be obtained prior to the Rough Frame inspection being performed.)
 - Final (Scheduled after shed is in place and secured to footings.)
- Decks
 - Footings (Scheduled after excavation and prior to placement of concrete for footings.)
 - Rough Frame (Scheduled after framing has been installed and prior to placement of floor deck.)
 - Final (Scheduled after the installation of all floor decking, stairs and railings.)

Plan review and rough and final inspections for all electrical work is also required and shall be obtained by the applicant. This portion of the project shall be performed by an independent Third Party Agency certified by the Commonwealth of Pennsylvania Department of Labor and Industry. A list of independent electrical inspection firms is available from the borough; this list is for informational purposes only and is not intended as an endorsement of the work product for any firm.

The Code Enforcement Department reserves the right to perform additional inspections which may be required as determined by the Building Inspector, in the field, on a case by case basis.

3rd Party Electrical Underwriter Inspection Agencies

1. American Inspection Agency, Inc.
342 Miller Road
Sinking Spring, PA 19608
Phone: 800-806-6610
Phone: 610-678-4336
Fax: 610-678-4359
2. Bureau Veritas Electrical Inspections, Inc.
857 Sussex Boulevard
Broomall, PA 19008
Phone: 610-543-3925
Fax: 610-543-1933
Website: www.usbureauveritas.com
3. Burns Electrical Inspection Service, Inc.
302 E. Pennsylvania Boulevard
Feasterville, PA 19053
Phone: 215-364-7802
Fax: 215-364-7921
4. Code Inspection, Inc.
605 Horsham Road
Horsham, PA 19044
Phone: 215-672-9400
Fax: 215-364-7921
5. Commonwealth Code Inspection Service, Inc.
176 Doe Run Road
Manheim, PA 17545
Phone: 717-664-2347
Fax: 717-664-4953
6. Cowan Associates, Inc.
120 Penn-Am Drive
PO Box 949
Quakertown, PA 18951
Phone: 215-536-7075
Fax: 215-536-1582
Cell: 215-892-3507
Website: www.cowanassociates.com
Email: tfw@cowanassociates.com
7. Keystone Electrical Inspectors, Inc.
PO Box 391
Bethlehem, PA 18016
Phone: 610-866-9663
Fax: 610-866-2664
8. Lehigh Valley Electrical Inspection Services
2909 Route 100 - Suite 120
Orefield, PA 18069
Phone: 610-395-3827
Phone: 800-431-5847
Fax: 610-395-2231
9. Liberty Inspections
67 Buck Road
Huntington Valley, PA 19006
Phone: 215-947-1889
Phone: 215-595-7707
10. Middle Atlantic Inspections, Inc.
302 E. Pennsylvania Avenue
Feasterville, PA 19053
Phone: 800-922-6062
Phone: 215-322-2626
Fax: 215-364-7921
11. Middle Department Inspection Agency
PO Box 2654
West Chester, PA 19380-0904
Phone: 610-696-3900
12. Municipal Inspection Corporation
248 Geiger Road, Suite 103
Philadelphia, PA 19115
Phone: 215-673-4434
Fax: 215-677-9360

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| 13. National Inspection Agency
117 Cherry Ridge Road
State College, PA 16803-1348 | Phone: 800-365-2633
Phone: 814-238-5009
Fax: 814-238-5776 |
| 14. Underwriters Inspection Service, Inc.
PO Box 416
Royersford, PA 19468 | Phone: 610-495-2803
Fax: 610-495-6736 |
| 15. United Inspection Agency
180 S. Main Street
Ambler, PA 19002 | Phone: 267-446-3922
Fax: 215-540-9721 |

Note: Other 3rd Party Electrical Underwriters certified to conduct inspections in Pennsylvania are listed on the PA Department of Labor and Industry website.