

## **Commercial Construction Documents (Required for Plan Review)**

- Previous to application, all zoning and land development approvals must be obtained.
- Previous to application, all state road access permits must be obtained.
- Plot plans conforming to the Plot Plan Requirement List are required.
- Abington Township Ordinance 1795 requires all commercial buildings be designed to 1996 BOCA table 602; types 1 or 2, A or B non-combustable protected standards.

Architectural floor plans and drawings signed and sealed by an architect or engineer shall include the following:

1. Use and Occupancy as defined in the I.B.C. Chapter 3.
2. Occupancy of all neighboring units on the same property.
3. Type of structure, Chapter 6.
4. Occupant load for total building, each floor, each room or space. Show all occupancy calculations in relation to mechanical code requirements.
5. Size, length, and character of all means of egress.
6. All structural material and wall-ceiling coatings, venting (interior and exterior).
7. Details of all hangers, brackets, and connectors.
8. Roof dimensions including pitch and drains as calculated from the I.P.C.
9. Accessibility compliance and details.
10. Door, window, electrical control, and energy conservation schedules.
11. Wall finishes for toilet and bath areas.
12. Mechanical, plumbing, sprinkler, and electric plans (all require separate permits).

Note: Plumbing requirements as per the Abington Plumbing Code.

Allow 30 days review time for commercial permits.

### **Accessibility/Electric Review and Inspections must be performed by one of the agencies listed:**

A. Code Inspections, Inc.	-	215-672-9400	A,E
B. United Inspection Agency	-	215-542-9977	E, A
C. Municipal Inspection Corp.	-	215-673-4434	E
D. Building Inspection Underwriters, Inc.	-	215-322-2626	A,E
E. Atlantic-Inland Inspections Inc.	-	610-995-2791, Ext. 16	E
F. Middle Dept. Inspection Agency, Inc.	-	215-244-1919	A,E

## **Commercial Plan Review Requirements for Third Party Agencies**

The Township of Abington is now requiring that all commercial projects be reviewed entirely prior to permit submission to the Township. An entire plan review would consist of Building, Electric, Plumbing, Mechanical, Energy, Fire (Sprinkler, Alarm and Ansul System) and Accessibility.

Listed below are four (4) state approved third party agencies that can perform commercial plan reviews:

**Code Inspections, Inc.**

605 Horsham Road  
Horsham, PA 19044  
Office: 1-866-672-9175  
Fax: 215-672-7642

**Building Inspection Underwriters, Inc.**

302 E. Pennsylvania Avenue  
Feasterville, PA 19053  
Office: 215-322-2626  
Fax: 215-364-7921

**Keystone Municipal Services**

801 Yale Avenue, Suite 622  
Swarthmore, PA 19081  
Office: 610-328-4830  
Fax: 610-328-4836

**United Inspection Agency**

180 S. Main Street  
Ambler, PA 19002  
Office: 215-542-9977  
Fax: 215-540-9721

Questions regarding the process can be directed to:

Lisa Erkert, Building Code Official/Office Manager  
Code Enforcement Department  
267-536-1016