



## West Manheim Township, York County, PA

2412 Baltimore Pike Hanover, PA 17331

Ph: (717)632-0320    Fax: (717)632-2499    www.westmanheimtwp.com

### Application for Outbuilding (over 1000sq ft)

#### Location of Improvement –

Property Owner Name: \_\_\_\_\_ Contact Number: \_\_\_\_\_

Address: \_\_\_\_\_

Map & Parcel: \_\_\_\_\_ Zoning District: \_\_\_\_\_ (R,F,C-I, BC,RR,SR)

#### Contractor Information – (if applicable)

Name: \_\_\_\_\_ Contact Number: \_\_\_\_\_

Address: \_\_\_\_\_

Contractors PA Home Improvement License #: \_\_\_\_\_

#### Building Information –

Building Material:     Wood     Metal     Plastic     Vinyl Siding     Other

Will you be installing:    Electric     Yes     No    /    Plumbing     Yes     No

Length: \_\_\_\_\_ Width: \_\_\_\_\_ Height: \_\_\_\_\_ # of stories: \_\_\_\_\_

Use:     Agriculture     Storage     Other: \_\_\_\_\_

#### Required at Submission –

\_\_\_\_\_ Site Plan for Shed (location, dimensions, distance to property lines, easements, street, residence)

\_\_\_\_\_ Submission of Contractor's Workers Compensation Certificate (if applicable)

\_\_\_\_\_ Submission of a stormwater management plan designed by a professional engineer

\_\_\_\_\_ Submission of stormwater review fee of \$100.00

\_\_\_\_\_ Submission of application fee of \$65.00

Estimated Project Cost of Improvement: \$ \_\_\_\_\_

**\*\*Please remove the last page of this packet. Page contains information & specifications for installation \*\***

# Workers' Compensation Insurance Coverage Information

(Attach to building application)

A. **The applicant is:** \_\_\_\_\_

A contractor within the meaning of the Pennsylvania Worker's Compensation Law

YES       NO

If the answer is "yes," complete Sections B and C below as appropriate.

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## B. Insurance Information

Name of Applicant: \_\_\_\_\_

Federal or State Employer Identification No.: \_\_\_\_\_

Applicant is qualified self-insurer for workers' compensation.

*Certificate attached*

Name of Workers' Compensation Insurer: \_\_\_\_\_

Workers' Compensation Insurance Policy No.: \_\_\_\_\_

*Certificate attached*

Policy Expiration Date: \_\_\_\_\_

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## C. Exemption

Complete Section C if the applicant is a contractor claiming exemption from providing workers' compensation insurance.

The undersigned swears or affirms that he/she is not required to provide workers' compensation insurance under the provisions of Pennsylvania's Workers' Compensation Law for one of the following reasons, as indicated:

Contractor with no employees. **Contractor prohibited by law from employing any individual to perform work pursuant to this building permit unless contractor provides proof of insurance to the township.**

Religious exemption under the Workers' Compensation Law.

Subscribed and sworn to before me this

\_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_

\_\_\_\_\_  
(Signature of Notary Public)

My commission expires: \_\_\_\_\_

(seal)

Signature of Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

County of: \_\_\_\_\_

Municipality of: \_\_\_\_\_

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and understand and assume responsibility for the establishment of the official property lines for required setbacks prior to start of construction and agree to conform to all applicable laws of this jurisdiction. I further certify that this information given is true and correct to the best of my knowledge.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Municipal/Inspector Use**

Zoning Code: \_\_\_\_\_ Building Code: \_\_\_\_\_

Stormwater required:  Yes  No

Floodplain:  Yes  No

Building Inspections not required due to agricultural use:  Yes  No

Codes Administrator: Approved: \_\_\_\_\_ Not App'd: \_\_\_\_\_ Date: \_\_\_\_\_ Code Official: \_\_\_\_\_

Electric Plan Review: Approved: \_\_\_\_\_ Not App'd: \_\_\_\_\_ Date: \_\_\_\_\_ Code Official: \_\_\_\_\_

Third Party Inspector: Approved: \_\_\_\_\_ Not App'd: \_\_\_\_\_ Date: \_\_\_\_\_ Code Official: \_\_\_\_\_

Utilities Plan Review: Approved: \_\_\_\_\_ Not App'd: \_\_\_\_\_ Date: \_\_\_\_\_ Code Official: \_\_\_\_\_

Zoning Plan Review: Approved: \_\_\_\_\_ Not App'd: \_\_\_\_\_ Date: \_\_\_\_\_ Code Official: \_\_\_\_\_

Special Notes: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

| Third Party Inspections Fees: |           | Township Fees                |           |
|-------------------------------|-----------|------------------------------|-----------|
| Plan Review:                  | \$        | Building/Zoning Application: | \$65.00   |
| Building:                     | \$        | \$0.16 per sq ft:            | \$        |
| Electrical:                   | \$        | PA State Fee:                | \$4.50    |
| Other:                        | \$        | Stormwater:                  | \$        |
| Other:                        | \$        | Zoning Fee:                  | \$        |
| Other:                        | \$        | Other:                       | \$        |
| Other:                        | \$        | Other:                       | \$        |
| <b>Total MDIA Fees:</b>       | <b>\$</b> | <b>Total Twp Fees:</b>       | <b>\$</b> |

## Outbuildings & Pole Buildings

### Buildings (1000 sq feet & over)

- Farming & Rural Resource zoning district – 30' side setback & 40' rear setback
- All other zoning districts *without* public utilities - 20' side setback & 25' rear setback
- All other zoning districts *with* public utilities - 10' side setback & 25' rear setback

**Please note: above setbacks do not apply to Commercial/Industrial & Business Center Zoning Districts**

It is the property owner's responsibility to know where their property lines and easement areas are located, and install the buildings accordingly.

### Inspections required for all outbuildings over 1000 square feet –

(Must comply with the building codes and inspections)

1. Footer Inspection
2. Foundation Inspection
3. Framing & Electric Rough In Inspection
4. Stormwater Inspection
5. Final Inspection – Use and Occupancy

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### • All zoned Areas –

- Building shall be no less than 10 feet from principal building
  - Structures cannot encroach into any easement or right of way areas
  - No building is permitted within a roadway or driveway clear site triangle
  - Structure can be no higher than 1 ½ stories or 20 feet.
  - All accessory structures cannot exceed 10% of net lot area except for livestock and crop storage use
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### Where applicable –

Installation of driveways (stoned/finished) requires submission of additional permit application

A certified engineered stormwater management plan is required for project areas over 1000 sq ft. Project areas include any impervious additions such as building and driveway. The plan and \$100.00 review fee must be submitted to the township for approvals by township engineers.

Please call 24 hours in advance to schedule inspections

Office Hours: 8:00am - 5:00pm

717-632-0320