

Upper Makefield Township
Department of Planning & Zoning

Basement or Interior Renovation

Safety Requirements

- Egress**
 - **Two Means of Egress.** Any basement renovation requires 2 means of egress, in compliance with the International Building Code (2018).
 - **Minimum Egress Requirements by Window or Door Size.**
 - Minimum window or door size of 5.7 square feet
 - Minimum opening width of 20 inches
 - Minimum height of 24 inches
 - Maximum height from floor must be 44 inches
- Fireproofing**
 - **1st Floor Fireproofing.** Fireproofing is required to isolate all wall cavities from 1st floor framing.
- Smoke Detectors**
 - **New Construction: Hard-wired Smoke detectors** with battery back-up *are required* on each level of the home, in hallways adjacent to sleeping rooms, and in all bedrooms.
 - **Existing Homes: One smoke detector** on each level of the home and in hallways adjacent to sleeping rooms.
- Heat Detectors**
 - **Required for HVAC room and garages.**
 - **Heat Detectors** are required for any closed space.

The Fire Marshal *recommends* wireless interconnected smoke alarms in existing homes. Alarms are also recommended for garages, attics and crawl spaces, heater rooms, laundry rooms, rooms or hallways adjacent to kitchens and rooms or hallways adjacent to fireplaces.

Required Forms and Submissions

- Zoning Application for Occupancy and Use**
- Building Permit Application**
- Electrical Permit Application** (if applicable)
- Plumbing Permit Application** (if applicable)
- Insurance.** Upper Makefield Township must be listed as “Certificate Holder” on a current Certificate of Insurance for all contractors, electricians and/or plumbers.

If the property owner is doing the work, please provide a copy of the homeowner’s liability insurance. An exemption form will need to be signed and notarized if the homeowner is doing the work or if the contractor is exempt from needing Worker’s Compensation.

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- **PA Contractor Registration Certificate.** Please submit a copy of the contractor's PA Contractor Registration Certificate.
- **Floor Plan.** Three copies of the floor plan (include dimensions of proposed renovation).
- **Proposed Materials List.** Two copies of proposed materials list.

All Township forms can be found at the following link:

<https://uppermakefield.org/departments/planning-and-zoning/permits-applications/>

Applications and supporting documents can be submitted via email to
CodeOffice@uppermakefield.org