

§ 27-802. Building Permits. [Ord. 168, 7/10/1978, § 802; as amended by Ord. 260, 3/11/1996, § 27-802]

1. No building or structure shall be erected, added to or structurally altered until a permit therefor has been issued by the Zoning Officer. No building permit shall be issued for any building where said construction, addition, or alteration or use thereof would be in violation of any of the provisions of this chapter, except after written order from the Township Board of Commissioners. Any building permit issued in conflict with the provisions of this chapter shall be null and void.
2. All applications for building permits shall be in writing to the Zoning Officer and accompanied by plans in duplicate, drawn to scale, showing the actual dimensions and shape of the lot to be built upon; the exact sizes and locations of the lot or buildings and structures already existing, if any; and the location and structure alteration. The application shall include such other information as lawfully may be required by the Building Inspector, including the existing or proposed building or alteration; all proposed changes of grade, walls, fences, drains, driveways, parking area and landscaping plan; existing or proposed uses of the building and land; the number of families, housekeeping units, or rental units the building is designed to accommodate; conditions existing on the lot; and such other matters as may be necessary to determine conformance with, and provide for the enforcement of this chapter.
3. In approving an application for a building permit, the Zoning Officer may require such changes in plans for construction, addition or alteration or use of such buildings or lots as may be necessary to assure compliance with this chapter.
4. A building permit for any building or use may be revoked and withdrawn by the Zoning Officer if the holder of the building permit has failed to comply with the requirements of this chapter or with any conditions attached to the issuance of the permit, and the holder of the building permit may be subject to penalties as provided by Part 11 of this chapter.
5. The Zoning Officer shall act upon an application for a building permit no later than 30 days after receiving the application, unless additional information or plans are required to process the application. In case of refusal of permit, the applicant shall be informed of his right of appeal to the Zoning Hearing Board.
6. One copy of the plans shall be returned to the applicant by the Zoning Officer after he shall have marked such copy either as approved or disapproved and attested to same by this signature on such copy. The second copy of the plans, similarly marked, shall be retained by the Zoning Officer.
7. If the work described in any building permit has not begun within six months from the date of issuance thereof, said permit shall expire; it shall be canceled by the Zoning Officer and written notice thereof shall be given to the persons affected.
8. The work described in any building permit shall be substantially completed within the time stated on the permit or within one year of the date of issuance thereof,

whichever is sooner. This may be extended for an additional period of time by the Zoning Officer if in his discretion he deems it necessary.