



# Township of Abington

## Engineering & Code Department

Wayne C. Luker, President  
Steven N. Kline, Vice President

Richard J. Manfredi, *Manager*  
Amy R. Montgomery, *P.E., Director*

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

- Prior to application, all zoning and land development approvals must be obtained.
- Prior to application, all state road access permits must be obtained.
- Plot plans conforming to the Plot Plan Requirements List are required.

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 per Chapter 6 of the I.B.C.
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 hanger, brackets, and connectors.
8. Roof dimensions including pitch and drains as calculated from the I.B.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 electrical plans (all require separate permits).

NOTE: Plumbing requirements as per Abington Township Plumbing Code.

### Commercial Plan Review Requirements for Third Party Agency Review

The Township of Abington requires that all commercial projects be reviewed entirely prior to permit submission to the Township. An entire plan review consists of Building, Electric, Plumbing, Mechanical, Energy, Fire (Sprinkler, Alarm and Ansul System) and Accessibility. Applicants must use a state approved third party agency.

Please note Abington Township Ordinance 1795 regarding the design of all commercial buildings to 1996 BOCA table 602; types 1 or 2 A or B non-combustible protected standards.

Questions regarding the process can be directed to:

Robert J. Heil, Building Code Official  
Code Enforcement Department  
Office: 267-536-1000 ext. 4  
Fax: 215-884-8271