




[solidcore] - North Wales Feasibility : [Horsham, PA]

👤 Permit Lead	 Natalie Tompkins
☰ Type	Feasibility
📅 Dates	April 17, 2026
🔑 Account	Solidcore

PROJECT SUMMARY

The existing site is located at 1460 Bethlehem Pike, North Wales, PA 19454 in Horsham Township. The site is currently zoned SC-1 Shopping Center (Neighborhood) and the existing use is Retail which will change based on the proposed use of fitness studio provided at intake. [solidcore] is proposing to remodel the existing suite into a fitness studio. The following report summarizes the permit plan for the proposed project.

Preliminary Permit Plan: <https://build.withpulley.com/project/C1n4TtmJNxDUmIAPZmXK/permits>

Parcel Number: 36-00-00725-00-4

SCOPE ASSUMPTIONS

- This report covers an interior-only tenant improvement of an existing commercial suite.
- The scope includes modifications to mechanical, electrical, plumbing (MEP), fire alarm, and fire sprinkler systems.
- Interior, non-structural, demolition is included.
- Sign Permits, as applicable, are by others.
- All trade permits (Electrical, Plumbing, Gas, Mechanical, Fire Protection) will be applied for separately by the respective licensed subcontractors.
- There will be no food/drink sales (including pre-packaged and shelf-stable goods) at the facility

▼ REQUIRED PERMITS & APPROVALS

Two submittals will be required to obtain all approvals and clearances for this project. The Business Registration is required to register new businesses in Horsham Township. The Commercial Building Permit submittal includes review of Building and MEP under one permit application made through Horsham Township and can be submitted concurrently with the Business Registration. The submittal items for each are identified below:



Business Registration

Department: **Horsham Township Code Enforcement**

Approval #1

- [Business Registration Form](#)
- Plans
 - Changes in use must also include a scaled floor plan (including the total square footage) and a scaled plot plan (where applicable) to identify the location of any exterior use of the property

Permit Issuance



Commercial Building Permit

Department: Horsham Township Code Enforcement | Code Inspections, Inc.

Approval #1

- Permit application, including:
 - Property owner information
- Construction Drawings, all applicable disciplines
 - Signed and sealed by licensed design professional
 - Including a Site plan
- Specifications Manual, if applicable
- COMcheck(s), as applicable
 - 2021 IECC
 - Signed and stamped by design professional
- Structural Calculations, if applicable

Permit Issuance

- General Contractor contact and license information
- Electrical Contractor contact and license information
- Payment of all outstanding fees



Deferred Submittals

- Fire Protection Permit, if applicable
- Sign Permit, if applicable
- MEP Trade Permits
- Certificate of Occupancy

▼ SCHEDULE FORECAST

Current review timeline for similar commercial remodel projects is 2 to 4 weeks for the first review and 2 to 4 weeks for the second review with the Horsham Township, with 1 week for intake and routing. Based on an 06/01/2026 Permit Submit date, for a standard review the below are estimated permit approval dates:



Inside permit date with 2 rounds of review: **07/15/2026**



Outside permit date with 2 rounds of review: **08/05/2026**



Target permit approval: **08/10/2026**

Inside permit date assumes 1 week intake, 2 weeks for the first review, 2 weeks for comment response, and 2 weeks for second review. Outside permit date assumes 1 week intake, 4 weeks for the first review, 2 weeks for comment response, and 4 weeks for second review. Accounts for anticipated holiday closures & delays.

▼ FEES

[Horsham Township Fee Schedule](#)

Plan Review Fees

- \$125 for first 25,000 SF gross floor area (GFA), plus \$25 for each additional 25,000 SF GFA or fraction thereof
- \$125 for each resubmittal
- Estimated total of **\$125** due at submission

Permit Fees

- For alterations/remodeling 1% of Fair Market Value of Construction, minimum fee of \$500
- Estimated total of **\$3,800** due at issuance

▼ DUE DILIGENCE CHECKLIST

ITEM	ANSWER	COMMENTS
LANDLORD REQUIREMENTS		
LL Approval required at the time of permit submittal?	No	
Is a LL Owner's Agent Affidavit required to submit the permit application?	No	
Does the LL need to sign the permit application or any additional required forms?	No	
Is a Title/Deed or executed lease required to submit?	No	
GENERAL CONTRACTOR REQUIREMENTS		
Is the GC required to be onboard in order to submit the permit application?	No	Contractor registration and contact information required for issuance.
Is a Subcontractor list required from the GC in order to submit the permit application?	No	Electrical contractor information will be required for issuance.
Is a fully executed construction contract required to submit the permit application?	No	
Does the GC need to be registered with the municipality?	Yes	For more information, please see: Contractor Registration Form
If the GC is NOT required to be onboard in order to submit the permit application, what information is required for permit issuance?	See Note	<ul style="list-style-type: none"> • Contractor registration and contact information required for issuance. • Electrical contractor information will be required for issuance.
MUNICIPALITY INFORMATION		
What are the AHJ's adopted codes?	See Note	Per PA UCC (effective January 1, 2026): <ul style="list-style-type: none"> • 2021 International Building Code (IBC), Chapters 2-10, 12-29, 31-35 • 2021 International Mechanical Code (IMC) • 2021 International Fuel Gas Code (IFGC) • 2021 International Plumbing Code (IPC) • 2021 International Fire Code (IFC) • 2021 International Energy Conservation Code (IECC) • 2021 International Existing Building Code (IEBC) • 2020 National Electrical Code (NEC) Accessibility: 2018 IBC Chapter 11 & 2017 ANSI/ICC A117.1 PA UCC Update Horsham Township Building & Plumbing Codes
Is there any indication that the adopted codes will change in the next 6 months?	No	Transitioned to 2021 codes effective January 1, 2026.
Submittal mechanics	See Note	Physical Submittal Two complete sets of construction drawings, signed and sealed by licensed design professional, as well as Permit Application form mailed/in-person delivery to: <i>Horsham Township Code Enforcement</i>

		<p>1025 Horsham Road Horsham, PA 19044</p> <p>Electronic Submittal - Commercial Electrical Permit Only Following Physical submittal to Horsham, the AHJ will provide permit number and contact info to submit digital documents via online portal and/or email to 3rd party reviewer for electrical permits. To access the portal, go to codeinspections.com and click on the Geocivix Login button.</p>
What is the Municipality 1st review time? (Indicate days or weeks)	2 - 4 weeks per review cycle	
What is the Municipality 2nd review time? (Indicate days or weeks)	2 - 4 weeks per review cycle	
Does the Municipality review all disciplines in-house, or utilize 3rd party plan reviewers?	3rd party	Code Inspections, Inc. (215) 672-9400 Code Enforcement
How many departments/reviewers with the project be routed to?	See notes	Third party inspection + Code Enforcement + Planning and Zoning
How is the building department fee determined?	Based on construction valuation	Township Fee Schedule
How much of the permit must be paid at the time of permit submission?	Plan Review fee only	\$125 for first 25,000 SF gross floor area (GFA), plus \$25 for each additional 25,000 SF GFA or fraction thereof
Is an expedited review available?	Yes	
What is the expedited 1st review time?	15 business days	Does not guarantee permit approval within timeframe if application is deemed insufficient/non-compliant.
What is the expedited 2nd review time?	15 business days	
What are the anticipated expedited fees?	See Note	Additional 30% of calculated permit fee, less PA state surcharge fee
Is there an expedited review form?	No	
How long before the permit expires?	180 days from issuance	Per PA UCC, 34 Pa. Code § 403.63 . Permit also void if work is abandoned for 180 consecutive days.
Are extensions available/how are they filed?	Yes	Written request submitted to the building code official. Per 34 Pa. Code § 403.63 .
Are any State or County reviews required?	No	
Is there a separate form, process or hearing for State or County reviews?	N/A	
Are there any additional outside agency approvals required?	No	
Is a separate / early start demo permit available?	No	Included as part of Building Permit
What is the anticipated fee for a demo permit?	N/A	
Are there demo permit restrictions?	N/A	
Is a zoning permit required?	No	Change of business/use is covered in the Business Registration and Building Permits.
Is a hearing required for the zoning permit submission?	N/A	
Is a design or architectural review board review required?	N/A	
Are racking permits required? What height triggers a racking permit requirement?	N/A	
Are low voltage permits required? What triggers a lv permit requirement & can it be deferred?	No	
Are seismic structural drawings required with racking	N/A	

permit?		
Are any additional drawings required (utility, off-site, etc.)?	No	
If the project scope includes a new grease interceptor/grease trap or any revisions to existing equipment, are there any separate Agency reviews or submissions required?	N/A	
ADDITIONAL REPORTS/DOCUMENTS		
Is an asbestos survey required in order to submit the permit application? If no, is one required for Permit Issuance?	No	If demolition is involved, PA DEP notification required at least 10 days prior to start of work. PA DEP Asbestos Notification
Are energy calculations required?	Yes	COMcheck required per 2021 IECC.
Are lighting calculations going to be a required?	Yes	As part of COMcheck.
Are structural calculations required?	Yes, if applicable	
Is a geotechnical or soils report required?	N/A	
Are engineered truss drawings required?	Yes, if applicable	
Is a tenant authorized agent form required to submit?	No	
FIRE ALARM & SPRINKLER INFORMATION		
What is the fire authority for this project?	Horsham Township Fire Marshal	(215) 675-9859
Are there any ordinances that govern fire alarm & fire sprinkler?	See Note	2021 IFC per PA UCC (effective January 1, 2026). Fire Protection Permit
Is a Fire Alarm/Fire Sprinkler permit required?	Yes, if applicable	Required for installation of or modification to fire suppression or detection systems.
Is a Fire Alarm/Fire Sprinkler permit a deferred submittal, or required at time of permit submittal?	Deferred	Applied for by installing subcontractor. Fire Marshal
How long are the reviews for deferred fire protection submittals?	2 to 3 weeks	
ISSUANCE REQUIREMENTS		
Approved Plans	N/A	
Is an architect's certification statement required? If so what is the required format?	No	
Is a recycling/waste plan or permit required for issuance?	No	
Fee Payment	See Note	<ul style="list-style-type: none"> • Check, money order, or cash (in-person). • Credit card payment requires physical card in office, subject to 3% service charge
Miscellaneous/Other documents required at time of issuance	N/A	