

#90 Residential

<b>YEADON BOROUGH</b> CHURCH LANE AND BAILEY ROAD P.O. BOX 5187 YEADON, PA 19050 PH: 610-284-3110	<b>REQUEST FOR PROPERTY TRANSFER CERTIFICATE OF OCCUPANCY</b> REV 10/25/2005	DATE RECEIVED <div style="text-align: right; margin-top: 10px;"><i>See</i></div>
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<b>1. LOCATION</b>	AT LOCATION _____ NO: _____ STREET: _____
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<b>2. USE OF PROPERTY</b>	CURRENT USE OF THE PROPERTY	<input type="checkbox"/> SINGLE FAMILY <input type="checkbox"/> NON-RESIDENTIAL	_____ DESCRIBE
	<input type="checkbox"/> MULTIFAMILY <input type="checkbox"/> RESIDENTIAL /NON-RESIDENTIAL MIXED	_____ DESCRIBE	
	PROPOSED USE OF THE PROPERTY	<input type="checkbox"/> SINGLE FAMILY <input type="checkbox"/> NON-RESIDENTIAL	_____ DESCRIBE
	<input type="checkbox"/> MULTIFAMILY <input type="checkbox"/> RESIDENTIAL /NON-RESIDENTIAL MIXED	_____ DESCRIBE	

<b>3. USE ALTERATIONS</b>	Will there be any alterations to the property that would significantly change the use of the property. <input type="checkbox"/> YES <input type="checkbox"/> NO
	_____ DESCRIBE

<b>4. RENTAL STATUS</b>	Is the property currently set up as a rental property? <input type="checkbox"/> YES <input type="checkbox"/> NO	Will the property be set up to be used as a rental property in the future? <input type="checkbox"/> YES <input type="checkbox"/> NO
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<b>5. IDENTIFICATION OF ALL PARTIES (PRINT)</b>	CURRENT PROPERTY OWNER OR LESSOR	MAILING ADDRESS-NUMBER, STREET, CITY AND STATE	TELEPHONE
	REALTOR, AGENT, SALESPERSON AND OR BROKER :	MAILING ADDRESS-NUMBER, STREET, CITY AND STATE	YEADON CONTRACTORS LIC #
	CONTACT NAME:		TELEPHONE
	PROPOSED BUYER OR TENANT	CURRENT MAILING ADDRESS-NUMBER, STREET, CITY & STATE	TELEPHONE

**6. OWNER OR LESSOR'S ACKNOWLEDGEMENT OF POLICIES AND PROCEDURES**

I, (we) the owner of record, understand that I, (we) shall not proceed to settlement, sell or transfer ownership of this property; nor shall I (we) occupy, let, lease or allow the occupancy by another unless performing required repairs approved by the Department of Code Enforcement; until the property in question has been inspected by the Department of Code Enforcement and has been approved for occupancy by virtue of the issuance of a Property Transfer Certificate of Occupancy.

Furthermore, as indicated by my signature below, I hereby acknowledge that I have read the Property Transfer Resale Inspection Program Administrative Processes packet that was provided with this application and that failure to comply with any or all of the requirements of this program, may result in citations issued by the local court with fines assessed up to \$10,000 per day, for each day the violation occurs.

SIGNATURE OF OWNER OR LESSOR	ADDRESS	DATE
PRINT NAME OF OWNER OR LESSOR		

**7. REALTOR, AGENT, SALESPERSON AND OR BROKER ACKNOWLEDGEMENT OF POLICIES & PROCEDURES**

I, (we) the REALTOR, AGENT, SALESPERSON AND OR BROKER, understand that I, (we) shall not proceed to settlement, sell or transfer ownership of this property; nor shall I (we) occupy, let, lease or allow the occupancy by another unless performing required repairs approved by the Department of Code Enforcement; until the property in question has been inspected by the Department of Code Enforcement and has been approved for occupancy by virtue of the issuance of a Property Transfer Certificate of Occupancy.

Furthermore, as indicated by my signature below, I hereby acknowledge that I have read the Property Transfer Resale Inspection Program Administrative Processes packet that was provided with this application and that failure to comply with any or all of the requirements of this program, may result in citations issued by the local court with fines assessed up to \$10,000 per day, for each day the violation occurs.

SIGNATURE OF REALTOR, AGENT, SALESPERSON AND OR BROKER	ADDRESS	DATE
PRINT NAME OF REALTOR, AGENT, SALESPERSON AND OR BROKER		



## BOROUGH OF YEADON

Church Lane and Baily Road  
P.O. Box 5187 Yeadon, PA 19050  
610-284-3110 • Fax 610-284-2138

### BUYERS INSPECTION VERIFICATION AFFIDAVIT\*

**\*This affidavit must be completed and returned to the Code Department with the application.**

I \_\_\_\_\_ am the purchaser of the property located at \_\_\_\_\_, Yeadon, PA. This property has been inspected by the Code Enforcement Department. I further understand that this inspection is a check for compliance with the Borough of Yeadon's Property Maintenance Minimum Housing and Quality of Life Code.

I further understand that the inspections performed by the Code Department are visual in nature and that no diagnostic testing or technical evaluations of equipment and services are performed; and that operational testing of switches and valves controlling building utilities, devices and equipment is minimal.

I further understand that the issuance of any Certificate of Occupancy, shall not be construed to represent any warranties or guarantees, by or on behalf of the Borough of Yeadon; nor shall the issuance of any certificates or approvals be construed to imply that the property is:

- A. Completely safe or free of any dangers or hazards to the occupants or general public
- B. Completely free and clear of any violations of this chapter or any other codes
- C. Completely free and clear of any defects related to any structural, fire protection, fire prevention, building utilities or any other features of the property.

**\*\*Note - If you have contracted a registered Third Party Home Inspector, please attach a copy of the report to be kept in the property file.**

By my signature below, I hereby waive the Borough of any liability in the event that any defects present or found in my home after settlement.

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Date

**The Following 3<sup>rd</sup> Party Certifications  
are required**

**Roof**

**Electrical**

**Plumbing**

**Chimney**

**Heater**

**Termite**

# Property Transfer Resale Inspection Program Administrative Processes

Updated February 12, 2009

## **Dear Realtors/Property Owners:**

As you are aware, the Borough of Yeadon is working very hard to maintain and improve our community's property values. One of the ways that we are able to achieve this goal is through the inspection of all properties before ownership of that property is transferred to another person. The Borough of Yeadon has been inspecting these properties since 1994. During that time period, we have been able to insure the safety of our residents through proactive enforcement of minimum safety codes such as, smoke detectors, ground fault outlets, fire extinguishers and the correction and installation of new handrails, sidewalks, steps, etc. In addition, we have witnessed the increase in property values in this community due to our efforts to make sure that properties are generally well maintained. We still have a lot of work to do, but with your help, we can insure that Yeadon truly is a wonderful place to live.

To that end, we have developed this information packet for your use when selling or buying a property in Yeadon. It consists of important sections of our Property Maintenance Minimum Housing and Quality of Life Code, that have been summarized to include a reference chart of most of the relevant code sections from the code that are applicable to the Property Transfer Program. We have made every attempt to simplify the process and to provide you with some resources to move your property in a timely manner. With your help and cooperation, this process can be timely and beneficial for the seller, buyer, realtor and community as a whole.

We look forward to working with you during the transfer of your property and encourage you to contact our office at (610) 284-3110, if you have questions.

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# GENERAL SUMMARY:

## CODE REQUIREMENT:

In accordance to section 802.1 of the Borough of Yeadon's Property Maintenance Minimum Housing and Quality of Life Code titled Property transactions registration required, no owner or possessor of any real property, land, buildings or structures located in the Borough of Yeadon shall sell, deed, convey or transfer title to such real property, land, building or structures within the Borough of Yeadon unless and until such owner or possessor shall have applied for and been issued a Property Transfer Certificate of Occupancy by the Code Department.

## COST:

In accordance to section 1452.1 subsection C titled Resale or property transfer certificates of occupancy, all cost associated with the issuance of a Property Transfer Certificate of Occupancy, shall be as follows:

### (1) Residential

\$90.00 One (1) and Two (2) family dwellings

\$65.00 per dwelling unit in a multiple family dwellings, three (3) or more dwelling units

### (2) Commercial

\$125.00 first 1000 square feet of total property

\$250.00 1001-2000 square feet of total property

\$20.00 every 5000 square feet thereafter

## IMPORTANT RULES TO FOLLOWS:

1. **Application Process.** Application for a Property Transfer Certificate of Occupancy shall be made in writing on a form provided by the Borough upon request. The application shall be completed, signed and delivered by the owner possessor or agent, to the Code Department, along with such application fee as may be established by the Borough from time to time.

*Applications that are not completely filled out will not be accepted.*

2. **Application Timing.** The written application for the Property Transfer Certificate shall be submitted to the Code Officer at least thirty (30) days prior to the proposed date of deed, conveyance or transfer of title.

*Failure to provide adequate time for processing and inspections may result in failure to meet settlement deadline.*

3. **Inspection Scheduling:** After the application and fees are submitted and accepted, you must call the Department of Code Enforcement, no less than 48 hours in advance of desired date, to schedule an appointment for the first inspection of the property. Inspection will be scheduled based on code officer availability and at the earliest convenient time possible.

4. **Inspection penalty fee:** Failure to provide at least 24 hours advance notice of the need to cancel an inspection, or failure to comply with items 9 & 10 below, or failure to correct the violations noted before the 2<sup>nd</sup> inspection, shall result in an additional \$50 charge for each occurrence thereof.
5. **Accelerated Inspection Request:** Any request for inspection, that does not comply as outlined in 3 above, shall result in an additional \$50 accelerated inspection fee.
6. **Application expiration:** All applications will expire 90 days after the date of application, if a final or provisional certificate has not been issued.
7. **Inspection Times:** Inspections will be made between the hours of 9:30 am and 2:00 pm unless other arrangements are made in advance with the code officer.
8. **No application - No Inspection:** The Borough will not perform any inspections without an application.
9. **No representative - No Inspection:** The Borough will not perform any inspections without the owner or recognized agent of the owner at the property to accompany the code officer during the inspection.
10. **Access to all areas:** All areas and buildings located on the property must be accessible and open to inspection by the code officer.
11. **Utilities Operational:** For the purposes of inspecting the plumbing, electrical and HVAC equipment all utilities must be on and operational at the time of inspection. Failure to provide functioning utilities will result in inspection termination unless prior arrangements are made with the code officer.
12. **Code Compliance:** All properties must comply with all provisions of the Yeadon Borough Property Maintenance Minimum Housing and Quality of Life Code.
13. **3<sup>rd</sup> Party Home Inspector Required:** All properties regulated by this chapter, shall provide a third party home inspection report from an individual licensed in the state of Pennsylvania in accordance to the Pennsylvania Home Inspectors Law (Act 114 of 2000, Title 68)
14. **3<sup>rd</sup> Party Report content:** The 3<sup>rd</sup> party inspection report shall follow the guidelines and procedures as spelled out in Pennsylvania Home Inspectors Law (Act 114 of 2000, Title 68)
15. **Pennsylvania Home inspectors Compliance Statement:** Must provide a Pennsylvania Home Inspectors Compliance Statement. (See Appendix C.)
16. **Buyers Inspection Verification Affidavit:** Must provide a notarized Buyers Inspection Verification Affidavit, provided by the Code Department (see appendix B). This shall include "as is sales" that are covered as a provisional certificate of occupancy.
17. **3<sup>rd</sup> party violations and corrections:** Any items found by the 3<sup>rd</sup> party Inspection agent shall become a part of the Borough's inspection report and must be corrected in accordance to this chapter, if such items noted indicate a safety issue with the Electrical-Plumbing or HVAC systems and or the structural integrity of the building,
18. **Correction of Violations:** All violations must be corrected and inspected by the Borough 48 hours prior to issuance of certificate of occupancy, unless the code officer grants the issuance of a provisional certificate of occupancy.

19. **Permits and Contractor Licenses:** It is the responsibility of the Contractors and Realtors to insure permits and licenses are up to date. Failure to comply with this requirement shall result such permit and licensing fees to be doubled and shall not preclude the Borough from issuing fines and citations as allowed for.
20. **Properties unfit for habitation:** No property shall be occupied if it contains violations that render the property unsafe for occupancy, unless the occupancy is intended for the correction of violations and repairs; and only if provisions for safety have been approved by the code officer.
21. **Settlement Company Information:** The Seller, Realtor, Sales person, Agent or Broker must provide the name, address and phone number of the Title or Settlement company that will handle the settlement.
22. **Submittal of Reports and Certificates:** All required certifications, 3<sup>rd</sup> party reports, buyers inspection verification affidavit, Pa home inspectors compliance statement and title company information must be sent to the Department of Code Enforcement **no less than 72 hours** prior to settlement.

***Failure to do so may result in delay in issuance of certificate of occupancy.***

23. **Request for Certificate Issuance:** Request for issuance of certificates of occupancy or provisional certificates of occupancy shall be made to the Department of Code Enforcement, no less than **48 hours** prior to settlement.
24. **Accelerated Certificate Fee:** Any request for certificate issuance, that does not comply as outlined in 23 above, shall result in an additional \$40 accelerated certificate fee.
25. **Provisional Certificates of Occupancy:** The owner, applicant or agent thereof that is unable to correct violations as outlined in 18 above, may receive a Provisional Property Transfer Certificate of Occupancy.
26. **Provisional certificate types.** Applicant may pay the appropriate provisional fee and request one of the below provisional certificates. Such request must be approved by the Code officer.

30 Day	\$60
60 Day	\$85
90 Day	\$135
120 Day	\$160
180 day	\$210
270 Day	\$310
1 Year	\$410
1 ½ Year	\$565

- 27 **Scope of provisional certificate.** The issuance of a provisional certificate shall allow a seller/buyer to proceed to settlement or proceed with the transaction. The code officer shall determine the conditions to be placed on the provisional certificate. Occupancy shall be prohibited in accordance with 20 above

## APPENDIX A

### CODE SECTIONS APPLICABLE TO ONE AND TWO FAMILY DWELLINGS THAT ARE OFFERED FOR SALE.

**A.1 General.** This appendix is informative and is not part of or a complete summary of the code. This appendix is provided as a quick reference to any persons involved in the sale of a one- and two family home. Conditions that may be noted by the code officer during the inspection of such properties are identified here below. These conditions are coordinated with the section numbering of this code.

**A.2 Scope.** This appendix is not all inclusive and any conditions found during the inspection that are egregious in nature and fall within the scope and objective of the Property Transfer Program as outlined in sections 801.2 and 803.1 of this code shall be identified. The brief descriptions provided with each code section are a narrative summary of the code requirements. In order to completely understand the requirements of this code, the reader should review that actual code sections as contained in this code.

**A.3 Required prior to occupancy.** A column has been provided to identify any conditions that may prohibit the occupancy of the dwelling if such violations are not corrected prior to settlement or transfer of title. However, the final determination of occupancy is based upon the severity of the threat of injury or potential death to any occupant of the dwelling if conditions are not corrected. This determination shall be made by the code officer.

**A.4 Means of appeal.** All person directly affected by a decision of the Code Officer or a notice or order issued under this code are reminded of their right to appeal to the board of appeals as provided for in section 112 of this code.

Code Section	Brief Description (See actual code section for scope of requirements)	Life Safety/Required prior to Occupancy
302.1	<b>Sanitation:</b> Free of any trash, garbage, or discarded materials	NO
302.2	<b>Grading &amp; drainage:</b> Free of any ruts in yard, erosion, improper run-off to adjacent property or standing water.	NO
302.3	<b>Sidewalks and driveways:</b> The property owner shall keep all sidewalks, walkways, stairs, driveways, parking spaces and similar areas in a proper state of repair, and maintained free from hazardous conditions to include subsections 302.3.1 and 302.3.2	NO
302.4	<b>Lawn and vegetation care:</b> shall be properly maintained to include subsections 302.4.1, 302.4.2 & 302.4.3	NO
302.5	<b>Outside storage and or use of indoor furniture, appliances or vehicle seats.</b> Exterior shall be free of the storage of indoor furniture, appliances or vehicle seats.	NO
302.6	<b>Exhaust vents:</b> Egregious violations of this section that could pose a significant hazard to persons in the vicinity.	NO
302.7	<b>Accessory structures.</b> All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair	NO
302.8.1	<b>Abandoned vehicles:</b> Properties shall be free of any vehicles that are abandoned, unregistered, unlicensed or un operable.	NO

302.9	<b>Defacement of property:</b> All properties shall be free of any graffiti.	NO
302.10	<b>Undesirable accumulations; dumping on private property:</b> Property shall be free of any accumulations of garbage, rubbish, trash or other waste material.	NO
302.11	<b>Emergency vehicle access path.</b> The required emergency vehicle access path shall be maintained along all public passage ways, non-residential driveways or parking areas, as provided for in the Borough Code	YES
302.19	<b>Signs, post, poles and fences.</b> must be properly maintained, painted and or surface protected to prevent rust, decay, deterioration or discoloration.	NO
303.	<b>Swimming pools, hot tubs and spas.</b> Swimming pools, hot tubs and spas shall be maintained in a clean and sanitary condition, and in good repair in accordance to subsections from 303.2 up through 303.10	YES
304.1	<b>Exterior Structures:</b> The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare or to detract from area property values.	NO
304.2	<b>Protective treatment.</b> All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment.	NO
304.3	<b>Premise Identification:</b> Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property and from any common alley or public right of way servicing the rear of the property.	YES
304.4	<b>Structural members.</b> All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.	DEPENDS ON SEVERITY
304.5	<b>Foundation walls.</b> All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.	DEPENDS ON SEVERITY
304.6	<b>Exterior walls.</b> All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.	DEPENDS ON SEVERITY
304.7	<b>Roofs and drainage.</b> The roof and flashing shall be sound, tight, and not have defects that admit rain.	NO
304.7.1	<b>ACT 167 Storm water management compliance.</b>	NO

304.8	<b>Decorative features.</b> All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.	DEPENDS ON SEVERITY
304.9	<b>Overhang extensions.</b> All overhang extensions including, but not limited to canopies, marquees, signs; metal awnings, fire escapes, standpipes, and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition.	DEPENDS ON SEVERITY
304.10	<b>Stairways, decks, porches and balconies.</b> Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.	DEPENDS ON SEVERITY
304.11	<b>Chimneys and towers.</b> All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair.	DEPENDS ON SEVERITY
304.12	<b>Handrails and guards.</b> Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.	DEPENDS ON SEVERITY
304.13	<b>Window, skylight and door frames.</b> Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.	NO
304.13.2	<b>Openable windows.</b> Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.	NO
304.15	<b>Doors.</b> All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door.	YES
304.16	<b>Basement hatchways.</b> Every basement hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.	NO
304.17	<b>Guards for basement windows.</b> Every basement window that is openable shall be supplied with rodent shields, storm windows or other approved protection against the entry of rodents	NO
304.18	<b>Building security.</b> Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.	YES
304.18.1	<b>Doors.</b> Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased, let or offered for sale, shall be equipped with a lock meeting specifications set forth herein.	YES

304.18.2	<b>Windows.</b> Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit shall be equipped with a window sash locking devices.	YES
304.18.3	<b>Basement hatchways.</b> Basement hatchways shall be equipped with devices that secure the units from unauthorized entry.	YES
305.1	<b>General Interior Structure.</b> The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.	DEPENDS ON SEVERITY
305.2	<b>Structural members.</b> All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.	DEPENDS ON SEVERITY
305.3	<b>Interior surfaces.</b> All interior surfaces, including windows and doors, shall be repaired if such surfaces contain lead based paint and or were caused by leaking roofs, walls or ceilings, or caused by damage due to fire, explosion, flood, impact, earthquake, wind or other similar event .	NO
305.4	<b>Interior Stairs and walking surfaces.</b> Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.	DEPENDS ON SEVERITY
305.5	<b>Interior Handrails and guards.</b> Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.	DEPENDS ON SEVERITY
305.6	<b>Interior doors.</b> Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.	NO
305.7	1. <b>Tempered Glass.</b> Properties shall be protected by tempered or other approved impact load glass as required.	DEPENDS ON SEVERITY
305.8	<b>Multiple Cooking Facilities.</b> For the purposes of this section, any single family dwelling containing multiple cooking facilities shall be viewed as a multiple family dwelling. Such dwelling shall be prohibited unless they comply with all applicable provisions of the Borough Code or are approved by the Zoning Hearing Board.	AS SINGLE FAMILY USE ONLY
305.9	<b>Mold.</b> All properties shall be free of any visible presence of mold.	DEPENDS ON SEVERITY
305.10	<b>Lead Paint.</b> All premises or portions there of, shall be free of any visible presence of lead paint that poses a health and safety issue to any occupants.	DEPENDS ON SEVERITY
305.11	<b>Asbestos.</b> All properties shall be free of any visible presence of Asbestos that poses a health and safety issue to any occupants.	YES

306.1	<b>Technical Requirements of Handrails and Guards:</b> Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of that stair. Every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards installed.	DEPENDS ON SEVERITY
306.3	<b>Materials used for Guards and Handrails:</b> All materials, colors and designs incorporated into the repair or replacement of handrails or guards must be consistent with the character of the immediate area and shall be subject to approval by the Code Officer.	NO
307.1	<b>Accumulation of rubbish, garbage, or recyclables.</b> All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish garbage or recyclables.	NO
307.8	<b>Recyclable containers.</b> All containers required under the Borough's recycling program shall be present and properly maintained.	NO
308.1	<b>Infestation.</b> All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.	DEPENDS ON SEVERITY
309	<b>Animal Defecation:</b> Free of any animal waste to include domestic and non-domestic animals	NO
402	<b>Interior Lighting:</b> All structures shall have adequate lighting as required in the code. Exposed Light bulbs in closets shall be protected wit globes	DEPENDS ON SEVERITY
403	<b>Ventilation:</b> All structures shall have adequate ventilation as required in the code.	DEPENDS ON SEVERITY
403.3	<b>Cooking facilities.</b> Unless approved through the certificate of occupancy, cooking shall not be permitted in any rooming unit or dormitory unit, and a cooking facility or appliance shall not be permitted to be present in a rooming unit or dormitory unit.	YES
403.5	<b>Clothes dryer exhaust.</b> Clothes dryer exhaust systems shall be properly maintained, independent of all other systems, and shall be exhausted in accordance with the manufacturer's instructions.	DEPENDS ON SEVERITY
404.4.4	<b>Prohibited sleeping areas.</b> Kitchens, nonhabitable spaces and basements shall not be used for sleeping purposes.	YES

502.1	<p><b>Plumbing Facilities for Dwelling units.</b> Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory.</p>	DEPENDS ON SEVERITY
503.1	<p><b>Bathroom Privacy.</b> Toilet rooms and bathrooms shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device shall be provided for all common or shared bathrooms and toilet rooms in a multiple dwelling.</p>	NO
504.1	<p><b>Plumbing Fixture Maintenance.</b> All plumbing fixtures shall be properly installed and maintained in accordance to the Plumbing code, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.</p>	DEPENDS ON SEVERITY
504.3	<p><b>Plumbing system hazards.</b> Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage, improper installation, deterioration or damage or for similar reasons, the Code Officer shall require the defects to be corrected to eliminate the hazard.</p>	DEPENDS ON SEVERITY
504.4	<p><b>Sump Pumps.</b> All sump pumps shall be discharged directly into an approved storm water management system. If one is not readily available, the discharge shall be piped to the exterior of the building but in no case shall it violate any provision of the Borough's Storm Water Management Ordinance or this code. Sump pumps connected to the sanitary sewer system shall be prohibited.</p>	NO
504.5	<p><b>Backwater valve.</b> Where the flood level rim of building plumbing fixtures are located below the elevation of the manhole cover of the next upstream manhole in the public sewer, such fixtures shall be protected by a backwater valve installed in the building drain, branch of the building drain or horizontal branch serving such fixtures.</p>	NO
505.1	<p><b>Water Connections.</b> Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the <i>International Plumbing Code</i>.</p>	YES

505.2	<b>Contamination.</b> The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures shall be located above the flood-level rim of the fixture.	YES
505.3	<b>Water Supply.</b> The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.	YES
505.4	<b>Water heating facilities.</b> Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110 F (43 C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.	YES
506.1	<b>Sanitary Sewer Piping:</b> All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.	DEPENDS ON SEVERITY
506.2	<b>Sewer Pipe Maintenance.</b> Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.	DEPENDS ON SEVERITY
507.1	<b>Storm Water Drainage:</b> Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance.	DEPENDS ON SEVERITY
601.2	<b>Heating System:</b> The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises which does not comply with the requirements of this chapter.	DEPENDS ON SEVERITY
602.2	<b>Residential Heating Requirments.</b> A Heating certificate must be provided to insure that existing heater can provide adequate heat as required by the code.	DEPENDS ON SEVERITY
603.1	<b>Mechanical appliances.</b> All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.	YES
603.2	<b>Removal of combustion products.</b> All fuel-burning equipment and appliances shall be connected to an approved chimney or vent.	YES

603.4	<b>Safety controls.</b> All safety controls for fuel-burning equipment shall be maintained in effective operation.	YES
603.5	<b>Relief valves required.</b> All hot water heaters and water boilers shall be equipped with temperature and pressure relief valves.	YES
603.6	<b>Relief valve discharge piping.</b> All relief valves shall be equipped with discharge piping that shall extend to at least 6" above the floor.	YES
603.7	<b>Combustion air.</b> A supply of air for complete combustion of the fuel and for ventilation of the space containing the fuel-burning equipment shall be provided for the fuel-burning equipment.	DEPENDS ON SEVERITY
603.8	<b>Energy conservation devices.</b> Devices intended to reduce fuel consumption by attachment to a fuel-burning appliance, to the fuel supply line thereto, or to the vent outlet or vent piping therefrom, shall not be installed unless labeled for such purpose and the installation is specifically approved.	DEPENDS ON DANGERS CREATED BY HOOK-UP
603.9	<b>Carbon Monoxide Detectors.</b> All properties rented let or offered for sale, shall have hard wired carbon monoxide detectors located in all heating and mechanical rooms.	YES
604.1	<b>Electrical Facilities Required.</b> Every occupied building shall be provided with an electrical system in compliance with the requirements of the Property Maintenance Code	YES
604.2	<b>Electrical Service.</b> The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the <i>ICC Electrical Code</i> . Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes.	YES
604.3	<b>Electrical system hazards.</b> Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the Code Officer shall require the defects to be corrected to eliminate the hazard.	YES
605.2	<b>Receptacles.</b> Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one receptacle. All bathroom receptacle outlets shall have ground fault circuit interrupter protection.	BATHROOMS, LAUNDRY ROOMS YES OTHER ROOMS NO

605.2.2	<p><b>GFCI Protection.</b> In addition to section 605.2 above, all residential properties that are rented, leased, let or offered for sale shall have ground fault circuit interrupter protection (GFI) installed as follows:</p> <p>A. In all unfinished basement areas.</p> <p>B. At least one installed on the kitchen counter top adjacent to any kitchen sink.</p> <p>C. All outlets serving such counter top shall be GFI protected.</p> <p>D. All exterior outlets shall be GFI protected with a weatherproof cover</p>	<p>KITCHEN OUTLETS &amp; EXTERIOR OUTLETS YES</p> <p>BASEMENT OUTLETS NO</p>
605.3	<p><b>Lighting fixtures.</b> Every common hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain at least one electric lighting fixture.</p>	<p>DEPENDS ON SEVERITY</p>
607.1	<p><b>General Duct Systems.</b> Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.</p>	<p>DEPENDS ON SEVERITY</p>
608	<p><b>Natural Gas and Fuel Supply Systems,</b> shall be readily accessible and properly maintained.</p>	<p>DEPENDS ON SEVERITY</p>
702.1	<p><b>General Means of Egress.</b> A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the <i>International Fire Code</i>.</p>	<p>YES</p>
702.3	<p><b>Locked doors.</b> All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the <i>International Building Code</i>.</p>	<p>YES</p>
702.4	<p><b>Emergency escape openings.</b> Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.</p>	<p>YES</p>
703.1	<p><b>Fire-resistance-rated assemblies.</b> The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.</p>	<p>YES</p>

703.1.1	<p><b>Fire separation semi-detached buildings.</b> Unless specified elsewhere, all penetrations, holes or cracks found in any party walls between buildings must be restored to its original fire separation rating in accordance to the Fire and Building Codes in place at the time of construction. If no required rating can be determined than such penetrations, holes or cracks shall be covered with 5/8 fire rated gypsum board with tightly fitting taped seams.</p> <p><b>Exception:</b> Party walls located in basements or cellars areas subject to moisture, shall have all surface areas recoated with an approved bonding cement or other such approved material to seal all penetrations, holes or cracks.</p>	YES
703.2	<p><b>Opening Protectives.</b> Required opening protectives shall be maintained in an operative condition. All fire and smoke stop doors shall be maintained in operable condition. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable.</p>	YES
704.1	<p><b>General Fire Protective Systems.</b> All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the <i>International Fire Code</i> and the Borough's Fire Code.</p>	YES
704.1.1	<p><b>Fire extinguishers.</b> The owner of any dwelling unit, rooming unit or housekeeping unit that is rented, leased, let or offered for sale shall install a five (5) pound ABC fire extinguisher in all rooms housing cooking facilities.</p>	YES
704.2	<p><b>Smoke alarms.</b> Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and in dwellings not regulated in Group R occupancies, regardless of occupant load at all of the following locations:</p> <ol style="list-style-type: none"> <li>1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.</li> <li>2. In each room used for sleeping purposes.</li> <li>3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.</li> </ol> <p>Single or multiple-station smoke alarms shall be installed in other groups in accordance with the <i>International Fire Code</i>.</p>	YES

704.3	<b>Smoke Detector Power Source.</b> Smoke alarms are permitted to be solely battery operated in buildings where no construction is taking place, buildings that are not served from a commercial power source and in existing areas of buildings undergoing alterations or repairs that do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for building wiring without the removal of interior finishes.	YES
705	<b>Automatic Fire Alarm systems.</b> If present shall be properly maintained and operational.	YES
706.1	<b>Fire Protection Systems.</b> If present must be properly maintained and operational.	YES
706.2	<b>Fire Extinguishers.</b> 5 LB unit required in all kitchens	YES
707.1	<b>Hazardous materials storage.</b> The storage of hazardous materials must comply with the limits and specifications established in the International Fire Code.	YES
707.2	<b>Dangerous Accumulations.</b> All properties shall be free of any dangerous accumulations of any hazardous, flammable or combustible materials, that do not comply with 705.1	YES