

Residential Certificate of Occupancy Inspection

(Existing 1 and 2 Family Dwellings)

Residence: _____

Date: _____

Time: _____

All failures will require a re-inspection

****Applicant Must Specify Present Use of Property****

****Failure to complete unapproved items on this sheet within 15 days will VOID C.O.****

Exterior	Approved	Not Approved	Comments:
1. Sidewalk (Public right of way Only)			
2. Curbs (Not on Rentals)			
3. Handrails & Guards/Stairs both sides if needed & in good condition (Interior)			
4. Grass Trimmed under 12 inches			
5. House numbers installed (Must be visible from the street)			
6. Vent caps - Must be above grade, with exception of those built into sidewalks			
7. Electric Receptacles - Must comply with the applicable electrical code.			
Interior			
1. Sump pump piped to outside. Not connected to Sewer System.			
2. Furnaces: Heater in working condition All furnaces must have emergency shutoff oil furnaces must have shut off switch at Top basement stairway entrance.			
3. Smoke Detectors working - 1 on each floor and one in each bedroom			
4. Hot water blow off valve piped 8-10" from Floor			
5. GFI - Outlets-Kitchen, Bathroom & Laundry Room ** Electric Panel-Circuit Breakers Identified			
6. Doors & Locks must be operable			
7. Windows in good condition			
8. Stairs (see item #3 Exterior above)			
9. Electrical underwriter certification on new Installation.			
10. Carbon Monoxide Detector Each Floor			

Additional Notes: _____

Use and Occupancy Inspection Criteria
Tinicum Township Board of Commissioner on December 1999

Exterior	Standard
1 & 2 Curb & Sidewalk	1/4 inch cracks or less may be patched. Trip hazards created by elevation differentials of less than 1 inch may be repaired rather than replaced. Concrete or block replacement must be 4 inches thick. Driveway apron concrete must be 6 inches thick and withstand 3,500 psi.
3. Stairs / Handrails	1996 BOCA National Property Maintenance Code. Section 702.9 requires that "Every exterior and interior flight of stairs having more than four risers, and every other portion of the stair, landing, balcony, porch, deck, ramp, or other walking surface which is more than 30 inches above the floor or grade below shall have guards. Handrails shall not be less than 30 inches nor more than 42 inches high, measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface."
4. Grass	Trimmed less than 12 Inches
5. House Numbers	1996 BOCA National Property Maintenance Code, Section 304.3 requires numbers to be visible from the street.
6. Vent Caps	Must be above grade, with the exception of those built into sidewalks.
7. Electrical Receptacles	Must comply with the applicable electrical code.

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Interior	Standard
1. Sump Pumps	Sump Pumps may not be connected or discharged into the sanitary sewers.
3. Smoke Detectors	1996 BOCA National Property Maintenance Code, Section 705.5 requires that "In all residential occupancies, smoke detectors shall be required on every story of the dwelling unit and in each bedroom"
4. Relief Valves on Boilers/Water Heaters	All hot water heaters and boilers must have relief valves extended to within 6 inches of the floor elevation.
5. Electrical Receptables	Ground Fault Interrupter (GFI) in kitchen and bathroom, laundry room & basement
6. Door Locks	All Locks must work freely.
8. Stairs/Handrails	See item #3 – Exterior above.