

Use and Occupancy Certification Requirements

Thinking of selling in the near future? The following are requirements for a Use and Occupancy Certification. They are based on safety guidelines and shall be addressed to obtain the certificate. The listed guidelines can be used to prepare your home for marketing or keeping your home up to date with safety regulations.

1. Sidewalks, driveways, aprons, landings, porches and patios shall be free from tripping hazards.
2. Grass over 8 inches high shall be cut.
3. Foundations shall be free of major cracks.
4. Gutters and down spouts shall be free of holes and properly attached.
5. Roofs shall be free of defects, holes or missing shingles.
6. There shall be no missing siding, bricks or stone.
7. General appearance (trash, litter, junk cars, etc.).
8. House numbers shall be 4 inches in height posted on the front of the house and visible from the street. Multi-family dwellings shall have numbers illuminated with apartment numbers on the front doors of the apartment.
9. Interior walls shall be free of large cracks and holes.
10. All doors shall open and close freely with working knob or latch.
11. Floors shall be free of holes.
12. Gutter for drainage along the street shall be clear and have pipe under driveway to permit free flow of water.
13. Cesspools and septic tanks shall be filled in.
14. Kitchens shall have a sink w/hot/cold running water, connected to an approved sewer system w/o leaks.
15. Bathrooms shall have sink, tub/shower and toilet w/o leaks, connected to an approved sewer system.
16. Sump pumps shall not connect to the sewer system and discharge outside to grade.
17. Water heater pressure relief valve shall have an extension to within 8 inches of the floor.
18. An emergency heater shutoff switch shall be located at the top of the basement stairs.
19. There shall be no exposed asbestos.
20. Smoke detectors shall be provided in the basement, and each floor level including attics over 6 feet. Also in garages attached or built into the dwelling.
21. Windows shall not be cracked or broken and open/close.
22. Stairs shall have handrails and maintained in good condition.
23. GFCI receptacles shall be installed within 6 feet of a source of water and in garages, outside receptacles and crawl spaces.
24. There shall not be violations of the BOCA Code, Langhorne Manor Borough Codes or Zoning Ordinance, BOCA Plumbing Code or National Electrical Code.
25. Provide a chimney and termite certification.

**The original certificates shall be presented to the
Borough Office at 616 Hulmeville Avenue. Phone number 215.752-5835.**

**PLEASE CALL CHARLES PLUGUEZ FOR INSPECTION
215.322-2626**