

## **CHESTER HEIGHTS BOROUGH** **USE & OCCUPANCY INSPECTIONS FOR RESIDENTIAL PROPERTIES**

The sale of existing homes requires a Use & Occupancy inspection. To schedule a Use & Occupancy inspection or for any questions, please email [rj2085@msn.com](mailto:rj2085@msn.com) Richard Jensen or call the borough office at 610-459-3400.

The fee for a U&O inspection is \$90.00. Please note there is a re-inspection fee of \$90.00 for any failed U&O inspection.

Please submit the U&O application with your fee payment to the address below. (Click here for the U&O application).

Chester Heights Borough  
P.O. Box 658  
Chester Heights, PA 19017

### **Use and Occupancy Requirements - Fire Code #153 and UCC 2009**

Inspection of the items below is required for all residential property sale transactions. Inspections are in accordance with, but not limited to, the Chester Heights Fire Code, the 2009 IRC (International Residential Code), the IBC (International Building Code) and all NFPA Codes.

**Smoke and Carbon Monoxide Detectors:** All smoke detectors will be tested. One smoke detector per floor is required and must be located within ten (10) feet of a bedroom. If the layout of a home is unusual, more detectors may be required. All smoke detectors must be placed on the ceiling, 18 inches from walls. Detectors over ten (10) years old must be replaced. Hard-wired detectors (110 volt) must be replaced with the same - a battery operated unit cannot be used to replace a hard-wired unit.

One carbon monoxide detector per floor is required.

**House Numbers** must be properly displayed to be easily seen from the street. The letters and numbers must be placed on the street side and must be four (4) inches in height.

**Storage of Flammable or Hazardous Materials** (paints, solvents, cleaners, gasoline, etc.): Homeowners cannot store gasoline indoors. Storage of propane tanks indoors is prohibited. All home hazardous materials must be disposed of properly prior to sale.

**Door Exits with Double Cylinder Locks** are not permitted in a residential environment.

**Electrical Systems** must be properly grounded and installed with UL (Underwriters Laboratories) stickers on the main breaker panel. Exposed wires or open boxes are not permitted. Ground Fault Interrupters (GFIs) are required within five (5) feet of all water basins and wet/damp areas.

**Heating Systems/Fireplaces:** Current year contract certificates or receipts are required to show preventative maintenance has been performed on heaters and fireplaces.

**Existing Structures with Automatic Sprinkler Systems** for fire protection purposes must have a certificate of good working order from a certified technician or business issued within one (1) year of the property sale.