



# NEW BRITAIN TOWNSHIP

207 Park Avenue • Chalfont, PA 18914 • Telephone: (215) 822-1391

## USE & OCCUPANCY CERTIFICATE APPLICATION

The undersigned hereby requests that the Township of New Britain schedule and conduct a visual inspection of the premises located at \_\_\_\_\_ also known as TMP # 26-\_\_\_\_\_, as a prerequisite to the issuance of a new or renewed Use and Occupancy Certificate by the Township. The undersigned hereby acknowledges that this is a request for a visual inspection only, that New Britain Township does not certify nor guarantee the builders or sellers compliance with any building or other construction codes, and that the Use or Occupancy of the premises prior to the issuance of a valid Use and Occupancy Certificate by New Britain Township is prohibited. Further, the undersigned acknowledges and agrees to permit access both inside and outside of the premises and that a responsible adult over the age of 18 will be present during the inspection.

The undersigned hereby states that he/she is the property owner, or agent authorized to make this request, is aware of the scope\* of the inspection to be performed by the township, that the premises is now ready for said inspection, and acknowledges that the township may impose an additional charge of \$\_\_\_\_\_, per re-inspection, should it be required.

The undersigned hereby affirms that he/she is not aware of any outstanding zoning or building code violations on the premises, nor other safety related impediments to the issuance of the Use and Occupancy Certificate now being requested.

The undersigned acknowledges that in the event of sale, or re-sale of the premises, that the owner(s) and/or potential purchaser(s) of the premises may proceed to closing or settlement for the premises prior to issuance of a new Use and Occupancy Certificate, however, it is understood that use or occupancy of said premises without such certificate is illegal. Per the Pennsylvania Uniform Construction Code as adopted, new residential and commercial Use and Occupancy Certificates will be issued within five business days following the final occupancy inspection.

### **CALL TO SCHEDULE INSPECTION AT LEAST 2 WEEKS PRIOR TO SETTLEMENT**

Acknowledged and agreed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Applicant's Name (please print): \_\_\_\_\_ Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_

Name of Seller/Owner(s): \_\_\_\_\_ Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Name of Buyer/Leasee(s): \_\_\_\_\_ Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Inspection Type:      Residential                      Commercial      Settlement Date: \_\_\_\_\_

For Residential Inspections: The scope of the inspection includes but is not limited to the items described in the Occupancy Inspection Checklist (Attached).

## OFFICE USE ONLY

Application Received: Time: \_\_\_\_\_ Date: \_\_\_\_\_ Permit # \_\_\_\_\_

Inspection Fee Received: \$ \_\_\_\_\_, Check # \_\_\_\_\_ Cash: \_\_\_\_\_ Receipt # \_\_\_\_\_

Township Representative: \_\_\_\_\_

**Scheduling Information**

Permit #: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Contact Number: \_\_\_\_\_  
Date: \_\_\_\_\_  
Time: \_\_\_\_\_



**TOWNSHIP OF NEW BRITAIN**

**RESIDENTIAL OCCUPANCY INSPECTION CHECKLIST**  
**TOWNSHIP ORDINANCE NO. 2010-02-02**

DATE OF INSPECTION: \_\_\_\_\_ INSPEC: PASSED [ ] FAILED [ ] REINSPEC DATE: \_\_\_\_\_ REINSPEC: PASSED [ ] FAILED [ ]

ADDRESS OF PROPERTY: \_\_\_\_\_

OWNER(S) OF THE PROPERTY: \_\_\_\_\_

TAX MAP PARCEL NUMBER: #26- \_\_\_\_\_

- YES  NO **SMOKE DETECTORS ARE INSTALLED AND OPERATING ON EVERY STORY INCLUDING BASEMENT AND ALL BEDROOMS. ALL MONITORED SYSTEMS MUST BE INSPECTED AND CERTIFIED BY AN ALARM COMPANY ON TWP PROVIDED INSPECTION FORM. ALL HOMES THAT WERE BUILT WITH 110V INTERCONNECTED SMOKE DETECTORS MUST MAINTAIN THIS SYSTEM. (IPMC - 704.2)**
- YES  NO **CARBON MONOXIDE DETECTORS ARE INSTALLED IN THE VICINITY OF THE BEDROOMS, THE FOSSIL-FUEL-BURNING HEATER, FIREPLACE, AND GARAGE. CARBON MONOXIDE DETECTOR FOR GARAGE MUST BE INSTALLED ON INSIDE OF HOUSE NEAR GARAGE MAIN DOOR. (ORDINANCE #2012-02-01)**
- YES  NO **LOCKS ON MEANS OF EGRESS DOORS ARE READILY OPENABLE FROM THE INSIDE WITHOUT NEED FOR KEYS, SPECIAL KNOWLEDGE, OR EFFORT. (IPMC-702.3)**
- YES  NO **EVERY WINDOW, DOOR AND FRAME IS IN SOUND CONDITION, GOOD REPAIR AND WEATHER TIGHT. (IPMC-702.3)**
- YES  NO **THE FIRERESISTANCE RATING OF FLOORS, WALLS, CEILINGS, AND OTHER ELEMENTS AND COMPONENTS INCLUDING FIRE DOORS AND SMOKE BARRIERS ARE MAINTAINED. (IPMC - 703.1, IPMC - 703.2) (ATTIC ACCESS NOT PERMITTED IN GARAGE)**
- YES  NO **ALL EXTERIOR SIDEWALKS, WALKWAYS, STAIRS, DRIVEWAYS, CURBS, PARKING SPACES AND SIMILAR AREAS ARE IN A PROPER STATE OF REPAIR. MAKE SURE CURBS, DRIVEWAY APRONS, AND SIDEWALKS ARE NOT DETERIORATED, UNEVEN, CRACKED, BROKEN, A TRIP HAZARD, AND WILL HOLD UP THROUGH MILLING AND PAVING PROCESS. (IPMC-302.3)**
- YES  NO **ALL INTERIOR STAIRS AND RAILINGS ARE MAINTAINED IN SOUND CONDITION AND GOOD REPAIR. (IPMC-305.4)**
- YES  NO **EVERY EXTERIOR AND INTERIOR FLIGHT OF STAIRS HAVING MORE THAN FOUR(4) RISERS, AND EVERY OPEN PORTION OF A STAIR, LANDING OR BALCONY MORE THAN 30 INCHES ABOVE THE GRADE OR FLOOR HAS HANDRAILS AND GUARDS (MAXIMUM FOUR (4) INCH OPENING BETWEEN BALUSTERS). (IPMC-307.1)**
- YES  NO **THE ELECTRICAL SYSTEM INCLUDING SERVICE, FUSING, OUTLETS, AND WIRING HAS NO VISIBLE OR OBVIOUS DEFECTS WHICH CONSTITUTE A HAZARD TO THE OCCUPANT(S). (IPMC-604.3) (NO EXTENSION CORDS FOR GARAGE DOOR OPENERS)**
- YES  NO **IF A SUMP PUMP IS INSTALLED, HAS IT BEEN PROPERLY INSTALLED AND MAINTAINED IN A SAFE APPROVED MANNER (SHALL NOT BE CONNECTED TO PUBLIC SEWER). (IPMC-504.1)**
- YES  NO **TEMPERATURE / PRESSURE RELIEF VALVE FOR HOT WATER HEATER HAS DISCHARGE PIPE PROPERLY INSTALLED (EXTENDS NOT MORE THAN SIX (6) INCHES OFF FLOOR WITHOUT REDUCTION IN PIPE DIAMETER). (IPMC-505.4)**
- YES  NO **MECHANICAL APPLIANCES. ALL, FIREPLACES, SOLID FUEL-BURNING APPLIACNES, SHALL BE PROPERLY INSTALLED AND MAINTAINED INA SAFE WORKING CONDITION (IPMC-603.1)**
- YES  NO **STREET ADDRESS IS LEGIBLE AND DISPLAYED IN 6 INCH ARABIC CHARACTERS IF WITHIN 50 FEET OF RIGHT-OF-WAY OR DISPLAYED IN 4 INCH ARABIC CHARACTERS THREE (3) FEET ABOVE GRADE ON EACH SIDE OF MAILBOX OR POST AT END OF DRIVEWAY ON SAME SIDE OF STREET AS STRUCTURE. (IPMC-304.3)**

ADDITIONAL TOWNSHIP CODES AND/OR RECOMMENDATIONS: \_\_\_\_\_

INSPECTED BY: \_\_\_\_\_  
CODE ENFORCEMENT OFFICER  
  
REINSPECTED BY: \_\_\_\_\_  
CODE ENFORCEMENT OFFICER

ACCESSORY STRUCTURES

_____ DECK	_____ PATIO
_____ SHED	_____ BARN
_____ GARAGE	_____ OTHER
_____ POOL	_____ FINISHED BASEMENT
	_____ NONE