



## Use & Occupancy

### Use & Occupancy Inspection Requirements

This checklist is provided to assist property owners, realtors and agents in anticipating the items which must be brought into compliance with the requirements of Ordinance 2532 & 2625-2011 & 2013 and the International Property Maintenance Code 2009, referenced therein, prior to the issuance of a Certificate of Use and Occupancy. This is NOT a substitute for the appropriate documents, nor is it all inclusive. It should however serve as a guide to help owners prepare properties for sale.

#### House Numbers:

Must be at least 4" high, clearly visible from the street, with sufficient contrast so as to be easily read in inclement weather at night.

**Front:** Visible from street to which address number applies.

**Back:** Required if property abuts a rear alley, street or other right of way.

#### Smoke Detectors:

At least one per level, including attics if stair access is present and at least one per sleeping unit. Detectors must be mounted on or within 6" of ceiling.

Battery powered units allowed in existing homes.

#### Carbon Monoxide Detectors:

At least one detector mounted outside sleeping area.

#### Sump Pumps and Floor Drains:

Any sump pump or floor drain connected to the public sanitary sewer system must be disconnected and discharged to the outside of property.

#### Backwater Valve:

Any plumbing fixture located below street level and connected to the public sanitary sewer system must have a backwater valve installed.

#### Sidewalks:

The seller of the property shall replace any sidewalk and walkway segment or sections which contain structural cracks ( a crack that is entirely through the concrete) or have a deviation in elevation between blocks in excess of one inch (1").

#### Curb Replacement:

The seller(s) of real property in the Township shall replace any curb, curb segment, or curb section that:



1. contains structural cracks or structural defects; or
2. has a deviation in elevation between curb segments or sections in excess of one inch; or
3. has deteriorated; or
4. has a reveal of less than four inches (4") as measured from the road surface to the top of the curb.

#### All curbs requiring replacement under this Section shall be replaced with a new curb:

1. Constructed at the reveal height specified in accordance with Section 157-11 of this Code, or any subsequent amendment thereto; or,
2. At a height matching the adjoining curb where such curb has a minimum reveal of at least four inches (4").
3. New curbs shall be designed to transition disparate heights gradually; a maximum sloped elevation change from the adjoining property line shall be no greater than  $\frac{3}{4}$ " per lineal foot as measured from the edge of the property line.

# Install Sewer Backflow Valves



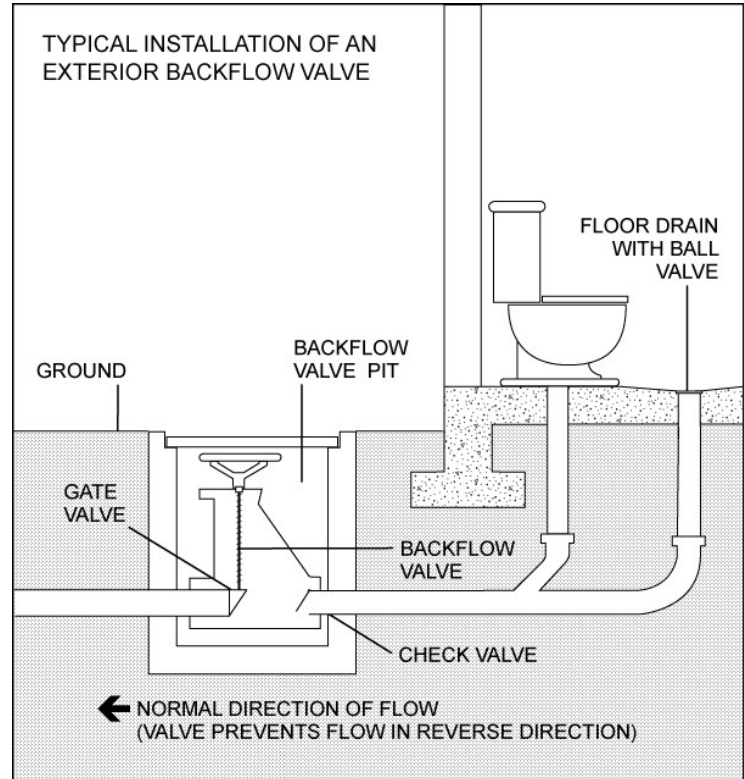
FEMA

## PROTECTING YOUR PROPERTY FROM FLOODING

In some floodprone areas, flooding can cause sewage from sanitary sewer lines to back up through drain pipes into buildings. These backups not only cause damage that is difficult to repair but also create health hazards.

A good way to protect buildings from sewage backups is to install backflow valves, which are designed to block drain pipes temporarily and prevent return flow. Backflow valves are available in a variety of designs that range from the simple to the complex. The figure shows a gate valve, one of the more complex designs. It provides a strong seal, but must be operated by hand. The effectiveness of a gate valve will depend on how much warning you have of impending flooding.

Among the simpler valves are flap or check valves, which open to allow flow out of the structure but close when the flow reverses. These check valves operate automatically but do not provide as strong a seal as a gate valve.



## BENEFITS OF UTILIZING THIS MITIGATION STRATEGY

- Helps to prevent damage to a structure and avoids hazardous and costly cleanup.
- Helps to protect the health and safety of the structure's occupants

## TIPS

Keep these points in mind if you have backflow valves installed:

- ✓ Changes to the plumbing in your property must be done by a licensed plumber or contractor, who will ensure that the work is done correctly and according to all applicable codes. This is important for your safety.
- ✓ Some valves incorporate the advantages of both flap and gate valves into a single design. Your plumber or contractor can advise you on the relative advantages and disadvantages of the various types of backflow valves.
- ✓ Valves should be installed on main waste drain pipes that leave the structure or that are connected to equipment that is below the potential flood level. Therefore, valves may be needed on washing machine drain lines, laundry sinks, fuel oil lines, rain downspouts, and sump pumps, as well as sewer/septic

connections.

- ✓ If you have a sump pump, it may be connected to underground drain lines, which may be difficult to seal off.

## ESTIMATED COST

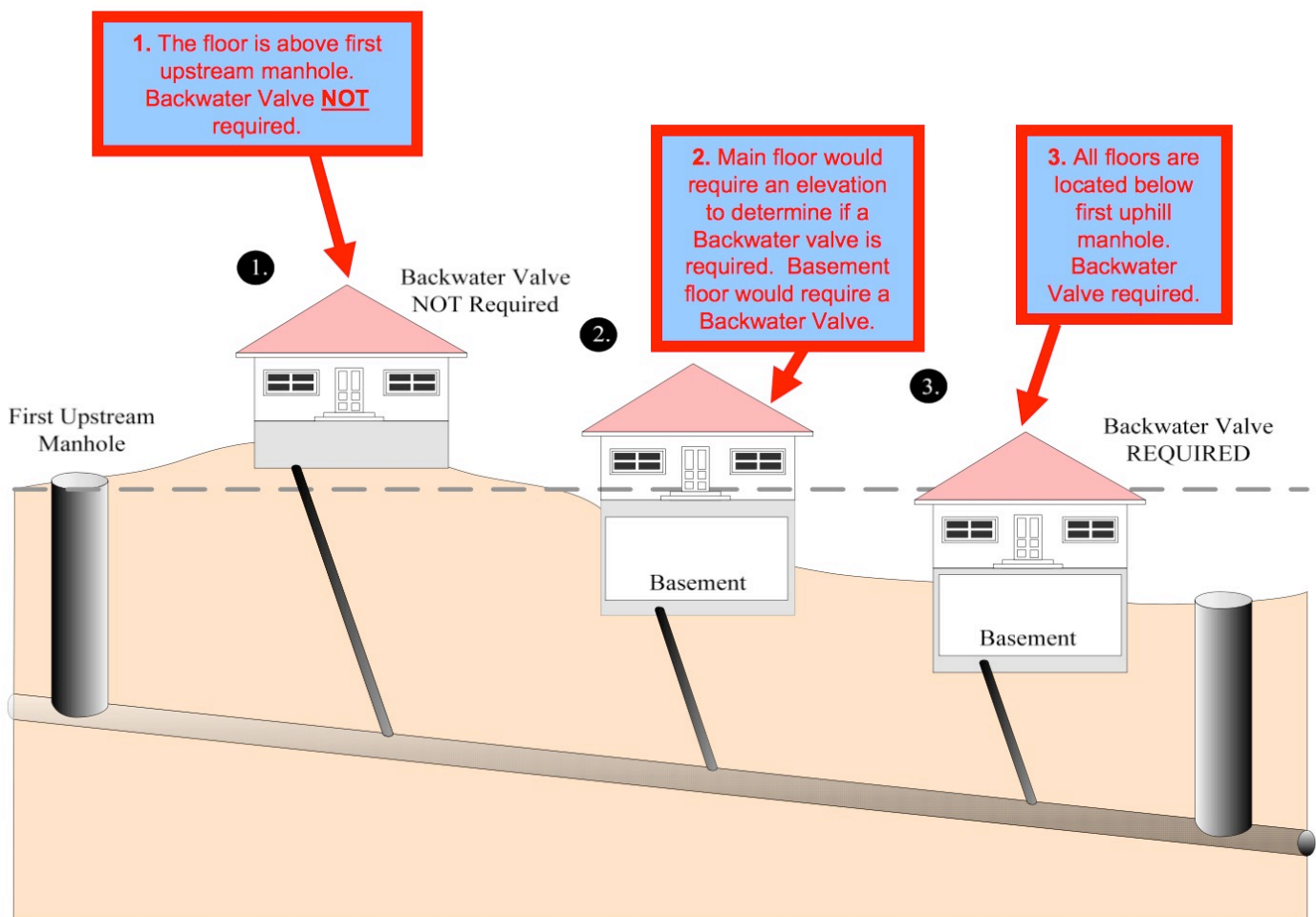
Having a plumber or contractor install one backflow valve will cost approximately \$1,400 for a combined gate/flap valve or about \$600 for a flap valve. These figures include the cost of excavation and backfilling.

## OTHER SOURCES OF INFORMATION

FEMA 348, *Protecting Building Utilities from Flood Damage*, November 1999, <http://www.fema.gov/library/viewRecord.do?id=1750>.

FEMA P-499, *Home Builder's Guide to Coastal Construction*, "Protecting Utilities," Technical Fact Sheet No. 8.3, December 2010, <http://www.fema.gov/library/viewRecord.do?id=2138>.

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- If your property appears to require a backwater valve, but you do not know if one has been installed, we strongly encourage you to call a licensed plumber, who can evaluate your situation and, if necessary, install a backwater valve.
- Backwater valves must be checked to ensure that they are operating properly at all times. Root cleaning machines, debris in the drain line or other problems can easily damage or interfere with the proper operation of backwater valves.
- A plumbing permit is required for the installation of a backwater valve. For more information, please contact the Department of Code Enforcement at (610) 446-1000.

**Certificate of Use and Occupancy Fees:**

<b><u>New Construction:</u></b>	
Single-family dwelling	\$50.00
Non-residential and multifamily dwelling	\$100.00
<b><u>Change of Ownership/Occupancy:</u></b>	
Applications received with more than 30 days processing time	\$75.00/unit
Applications received with less than 30 days processing time	\$105.00/unit
Applications received with less than 10 days processing time	\$175.00/unit
Applications received with less than 5 days processing time	\$300.00/unit
Each re-inspection	\$35.00
Zoning Certification Letter	\$100.00