

LOWER FREDERICK TOWNSHIP

53 Spring Mount Road - Box 253

Zieglerville, Pennsylvania 19492

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CERTIFICATION OF USE AND OCCUPANCY

AS REQUIRED BY ORDINANCE - 05-07 DATED JULY 5,2005

Date Requested _____

Property Location _____ Block _____ Unit _____

Current Property Use _____

Property Owner _____

New Owner _____

Zoning District _____ Date of Settlement _____

Does Property have Public Sewer _____ Public Water _____ On Site Sewer _____ Water Well _____

PASSED

1. Fire Safety - Every property shall establish minimum fire safety standards. Commercial, Industrial, Institutional shall be governed by standards promulgated by the International Fire Code. All Residential properties shall have the minimum of One Battery Operated Smoke Detector in each bedroom and on each additional floor including basement.
2. Street numbers must be legible & visible (4" x 1/2' minimum numerals).
3. Sump pumps shall not discharge into the public or private sewer system. This discharge must be controlled so as to not discharge on neighboring properties, sidewalks and streets.
4. All electrical services shall be secure, and panels properly covered. Proper grounding of all electrical service equipment shall be followed. All junction boxes, switches, receptacles and lamp holders properly covered and secure. All receptacles located adjacent to kitchen counter tops, bathrooms, powder rooms, laundry rooms, outdoor areas shall have (GFCI) Ground Fault Circuit Interrupting capability.
5. All gas appliances shall have their own valves for shut off. All gas services shall be grounded.
6. All stairs shall be secure and stable. Railings must be secure and run the full length of the stairway.
7. Where garage walls and ceilings adjoin living areas they must have a one hour fire rating.
8. All decks shall be inspected for proper construction.
9. All windows shall be in working order and not broken.
10. The property must be reasonably neat, clean and safe. All loose debris, junk, etc. must be removed.
11. Double cylinder deadbolt locks are not permitted on doors.
12. All hot water heaters and boilers shall have proper relief valve discharge.
13. All plumbing shall be secure and in working order. All outdoor sewer waste lines shall have proper venting and clean outs with approved covers.
14. All properties with central alarm systems shall register with Township.
15. Heating system shall be in reasonable working condition.
16. Swimming pools shall have proper fencing and comply with codes in force.
17. All fencing shall be secure and in neat condition.
18. All sheds and storage type buildings shall be structurally sound and neat.

Should any listed items not be brought into compliance after the initial inspection, a certificate shall not be issued and at the discretion of the Code Enforcement Official a new application and fee may be required.

I HAVE READ THE ABOVE INFORMATION REGARDING INSPECTIONS AND UNDERSTAND THE INSPECTION AND APPROVAL PROCESS.

SIGNATURE OF APPLICANT

PHONE NUMBER

APPROVED: _____
CODE ENFORCEMENT OFFICIAL

DATE: _____