

EAST WHITELAND TOWNSHIP
209 Conestoga Road
Frazer, Pennsylvania 19355
(610) 648-0600

General Requirements for sale or transfer of property in East Whiteland Township

Attention to the items listed below prior to the scheduling of the use and occupancy inspection will increase the possibility of passing the inspection on the first visit from the building department official. This document is intended to aid in assuring properties meet applicable codes and ordinances; however, it is not all-inclusive. The code official has the authority to require repair or installation of items not listed in order to comply with such codes and ordinances.

Exterior Structure

Exterior Property Areas shall be maintained in clean, safe, sanitary and condition; graded to prevent accumulation of stagnant water; sidewalks, walkways, stairs, driveways, parking spaces, etc. shall be free of hazardous conditions; shall be free of weeds or plant growth in excess of 10"; free of harborages for rats and other vermin; and exhaust of gases, vapors, steam shall not infringe upon an adjacent property.

Street numbers shall be displayed and visible from street in letters at least 3 inches high

Foundations walls are plumb, free of open breaks and cracks which might promote structural deterioration, and able to prevent the entry of rats and other vermin

Every exterior or interior flight of stairs having more than 4 risers and every open portion of a stair, landing, or balcony which is more than 15 1/2 inches above the floor or grade below must have a handrail

Handrails must be between 34" & 38" above the tread or the finished elevation of a landing or walking surface.

Guards shall not be less than 42" above the floor of the landing or balcony a) Openings in guards shall be of such a construction that a sphere 4" in diameter cannot pass through the guard

Windows and door frames shall be weather tight and free of rot and/or termite damage

All glazing shall be free of cracks and holes

Windows designed to be operable shall be easily operable and able to be held in place by the window hardware

Any door, window, or other outside opening used for ventilation purposes shall be supplied with screens.

Utilities and Storm water Management

Electrical service cable and taps in good condition

Gutters and downspouts maintained in good condition. Storm drainage of roofs, paved areas, yards, courts and other open areas on the premises shall not be discharged in a manner that creates a public nuisance.

Interior Structure

Stairs and railings:

Interior stairs shall be maintained in good repair.

Railings will be provided as required by Property Maintenance Code M 702.9 and securely fastened

Handrails and guards shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

Light, Ventilation, and Life Safety

The requirements of the International Property Maintenance Code shall apply. Since they are rather detailed, a short synopsis is provided:

Habitable spaces shall have operable windows

Interior hallways and stairways shall be lighted at all times

Exterior stairways shall be lighted during hours of darkness

Bathrooms shall be provided with either mechanical ventilation or an operable window

Clothes dryers shall be vented to the exterior of the building

Smoke detectors shall be furnished on each level of the premises including the basement. In sleeping areas of residential properties, such detectors shall be located immediately outside sleeping areas.

A carbon monoxide alarm is required outside of sleeping areas in any residential structure that has an attached garage and/or fossil fuel services such as oil, natural gas, propane wood or gas burning fireplaces and the like.

Basic Mechanical and Electrical Requirements

Chimneys and flue connectors for fuel fired equipment shall be properly maintained and tightly sealed

Adequate combustion air shall be supplied to fuel burning equipment

Adequate clearances must be maintained between fuel fire equipment and combustible storage or building components

Every dwelling shall be served by a main service of not less than 60 amperes, (3-wire). All electrical equipment, wiring, and appliances shall be installed in accordance with the requirements of the National Electrical Code

Ground fault circuit interrupter (GFCI) protection shall be installed on all receptacles in accordance with the requirements of the National electrical Code (within 6 six feet of any water source and all exterior outlets)

Every habitable space shall be equipped with at least two separate and remote receptacle outlets

Every bathroom shall contain at least one GFCI protected receptacle