



When occupancy of one phase is needed prior to the completion of the entire project, a phased occupancy plan is required. A phased occupancy plan must be submitted and approved by the East Whiteland Township Department of Codes and Life Safety ("Department") prior to any request for a phased occupancy inspection. The following minimum information must be included for each phase of the project:

1. A phasing plan showing the areas to be phased and how the required exiting system for each area is to be maintained, including all pertinent information (see below).
2. Each completed phase must be independently code-compliant, including the requirements for egress, accessibility, light and ventilation, parking, emergency response, etc.
3. Access to and within the completed phase must be separated from the construction areas, without requiring the occupants to exit through the construction areas.
4. Any construction staging areas must be shown on the plan.
5. Phase boundaries must be clearly identified on the phasing plan.
6. Phase boundaries and any materials used to create physical barriers must be clearly identified on the phasing plan.
7. Electrical and gas services provided to the completed phase must be completed to the point of service. In addition, these services must be secured in such a manner that construction areas are not also serviced, thereby putting workers at unexpected risk.
8. Mechanical systems serving the completed phase must be completed to the points of service and discharge.
9. Plumbing systems serving the completed phase must be completed to the points of service and discharge.
10. All Life Safety systems for the entire project must be completed and tested, as required, unless the completed phase is separated from any other areas and approved by both the fire and building officials. Emergency and Required Standby System Generators require a load test witnessed by the electrical inspector.
11. Fire Suppression systems for the entire project must be completed and tested, as required, unless the completed phase is separated from any other areas and approved by both the fire and building officials.
12. Fire - All fire and life systems, including, but not limited to, fire sprinkler, fire alarm, and other fire suppression systems are required to be 100% complete in the shell building, and in all up-fitted space prior to a certificate of occupancy. The department is required to perform an acceptance test prior to occupancy. Vacant spaces within a shell building are allowed to install a single notification device (horn/strobe) to comply with the shell building fire alarm requirements.
13. All agency occupancy holds including Fire, Utilities, Planning, Engineering, Health Department, PA Dept. of Labor & Industry, Penn DOT, etc. must be released prior to a request for a phased occupancy inspection.
14. Once the phasing plan is approved by the Department, all required work is completed to satisfy the phasing plan and all required inspections were approved, a Temporary Occupancy will be granted.