

Single Family Dwelling Occupancy Permit

Residential

Borough of Plum



4575 New Texas Road
Pittsburgh, PA 15239
(412)795-6800 – phone
(412)793-4061 – fax
www.plumboro.com

BOROUGH OF PLUM
4575 New Texas Road / Pittsburgh, PA 15239
412 795-6800 ext. 4504

Submittal Requirements for a "Certificate of Occupancy"

*A completed application shall be submitted a minimum of five (5) business days prior to an expected inspection date scheduled by The Borough of Plum Building Inspection Department.

*The inspection fee of **\$100.00** must be paid at the time of submittal in the form of a check or cash. Checks should be made payable to: **Borough of Plum.**

THE FOLLOWING IS A LIST OF ITEMS THAT WILL BE INSPECTED

- house identification number that is a minimum of 3" in height visible from the street
- functioning smoke detectors in **ALL** bedrooms, the immediate vicinity of all sleeping areas, and on each level of the structure installed a minimum of 4" from all corners
- functioning CO2 detectors centrally located in the vicinity of all bedrooms and fossil fueled appliance areas
- handrails on all steps with more than 4 risers complying with the attached code information (decks included)
- guards on all elevated walking surfaces greater than 30" above the grade below that comply with the attached code information (basement stairs, decks, etc.)
- porches, decks, balconies, and stairs shall be in good repair
- operating exterior doors that are side-hinged that are operable from the inside without the need for a key or any special knowledge or effort
- all "enclosed" (has a door and is capable of storage spaces under stairs shall be completely enclosed with ½" gypsum board on the walls and ceilings
- bedrooms must have functioning windows with screens on them
- the electrical service shall be 120/240 volt not less than 60 amps and in good repair
- all kitchen counter tops, bathrooms, garage wall, washer/dryer, and exterior plugs shall be GFCI; the power shall be on at that time of inspection and access to all plugs shall be available (we will not move toasters, coffee makers, chairs, grills, etc.)
- you will be required to flush all toilets at the time of inspection and the water must be on
- garages with living space above shall have gypsum board on the ceiling (5/8' type X for new installation)
- the wall between the garage and the residence shall be ½" gypsum, block, or the equivalent
- there shall be no holes/vents in ductwork, walls, and ceiling in the garage
- the door between the garage and basement shall be 1-3/8" solid wood or steel honeycomb
- a relief valve shall be installed on the hot water tank with a pipe that extends to a maximum of 6" above the floor or into a drain
- the hot water tank vent shall be fastened together with screws
- the furnace gas shut off valve shall be accessible w/o moving the furnace or another appliance
- gas dryer vents shall exhaust to the exterior, be clear of lint, and shall not be screwed together
- all HVAC and cold air return vents shall be free from obstructions
- all swimming pools shall be code compliant according to the attached code information
- there shall be no visible rodent or insect damage

***Please check ALL of the above items prior to scheduling your inspection.**

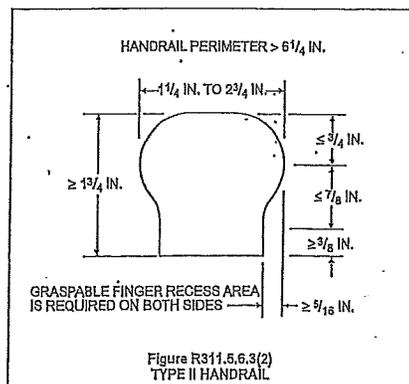
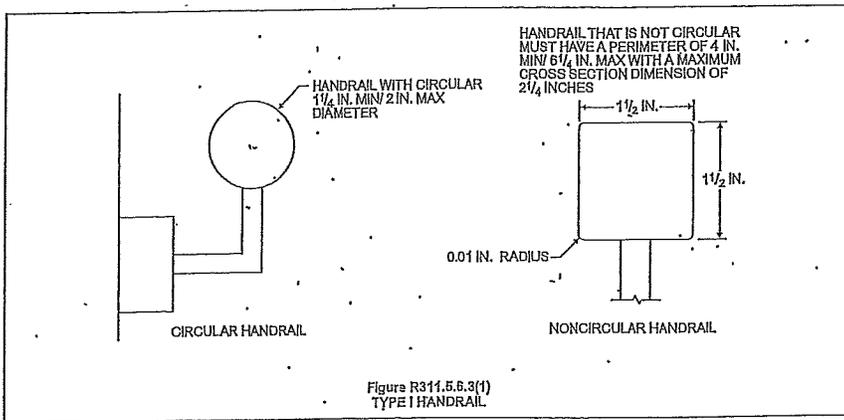
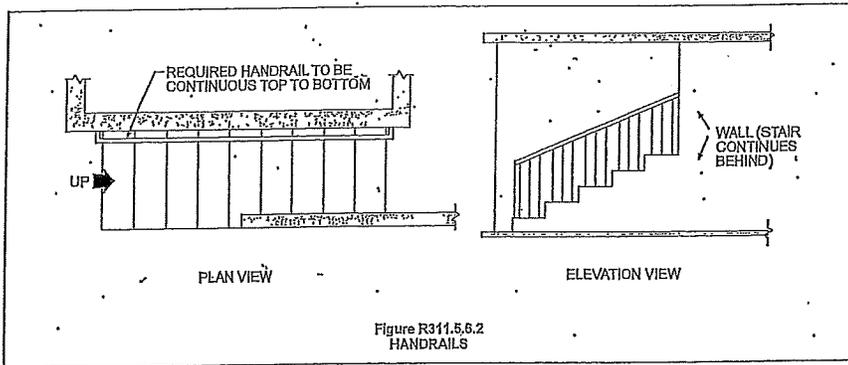
HANDRAILS FOR STEPS

R311.5.6 – Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

R311.5.6.1 – Handrail height shall be 34" – 38" above the tread nosings.

R311.5.6.2 – Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top landing of the flight to a point directly above the lowest step of the flight. Handrail ends shall be returned at the top landing and there shall be an 1-1/2" between the wall and the handrail.

Handrails shall comply with the one of the designs in the figures below.



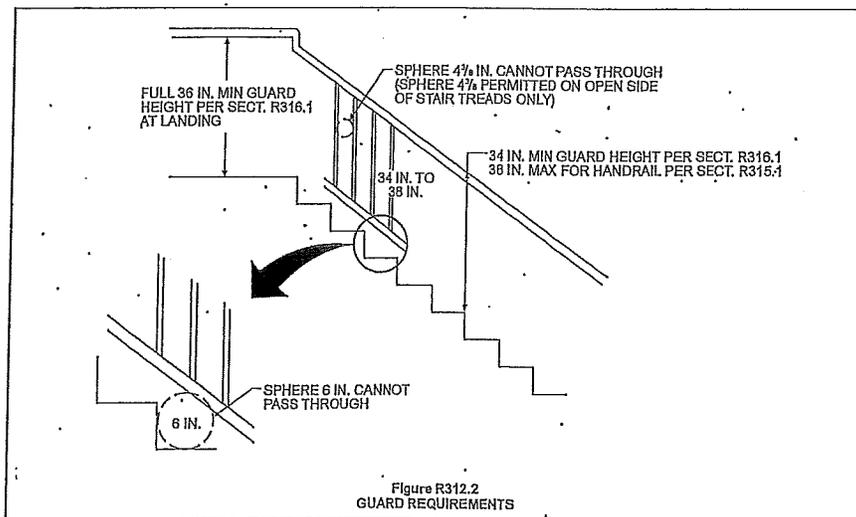
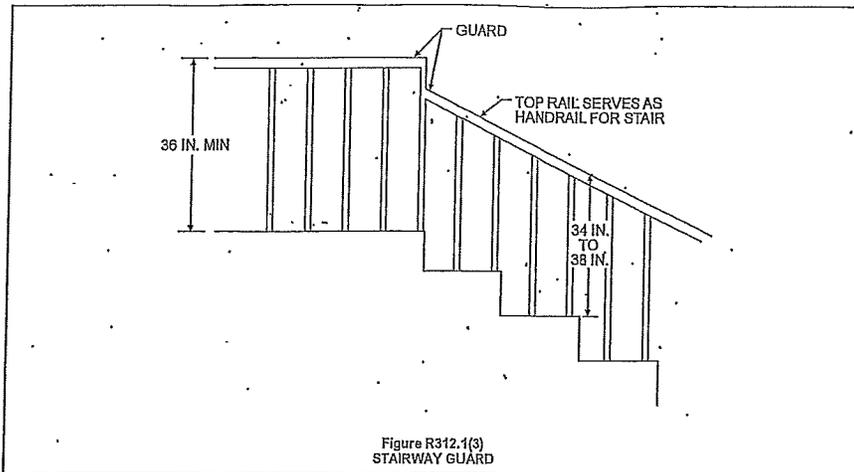
GUARDS

R312.1 - Porches, balconies, ramps or raised floor surfaces that are more than 30" above the grade or floor below shall have guards not less than 36" high and shall not have openings in them greater than 4".

Open sides of stairs that are greater than 30" above the floor below require guards.
(basement stairs)

Guards on steps shall be not less than 34" high above the steps nosing and shall not have openings in them greater than 4-3/8".

Guards for steps shall comply with one of the designs in the figures below.





Borough of Plum
Residential Occupancy Transfer Application

Date Submitted: _____

Please check if this is a rental unit.

Application is hereby made to the Borough of Plum for an Occupancy Permit for the structure located at:

Lot or Property: _____

Address: _____ Apt. No. _____

City: _____ State: _____ Zip: _____

Current Use of Structure: _____

Proposed Use of Structure: _____

Contact person to arrange Inspections:

Name: _____

Phone No: _____

Cell No: _____

Fax No: _____

Real Estate Company (if applicable)

Company Name: _____

Agent: _____

Phone No: _____

The above information submitted is true and correct.

Property Owner (please print)

Property Owner's Signature

Owner Address: _____ City: _____

State: _____ Zip: _____ Phone No: _____

***All applications must be submitted at least five (5) business days prior to the requested date of inspection.**