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 ad 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.

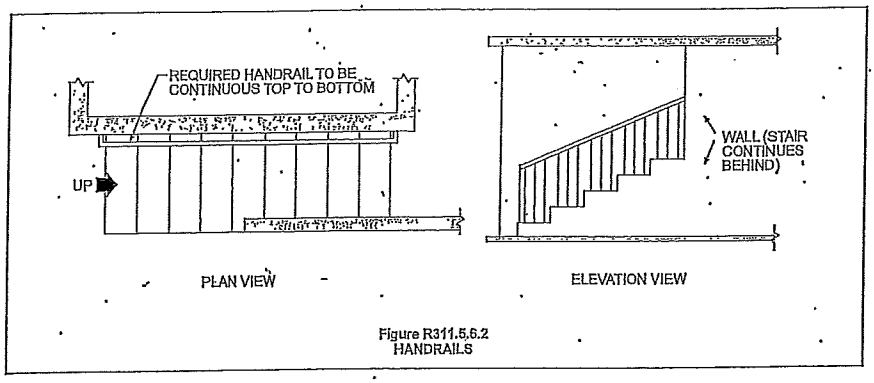


Figure R311.5.6.2
HANDRAILS

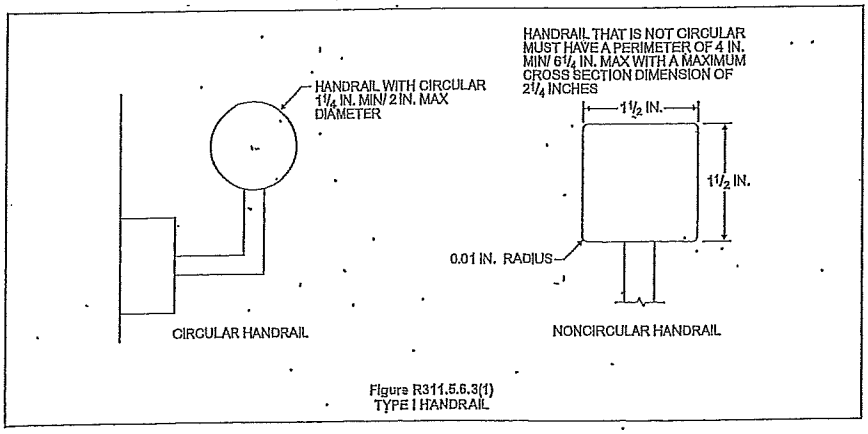


Figure R311.5.6.3(1)
TYPE I HANDRAIL

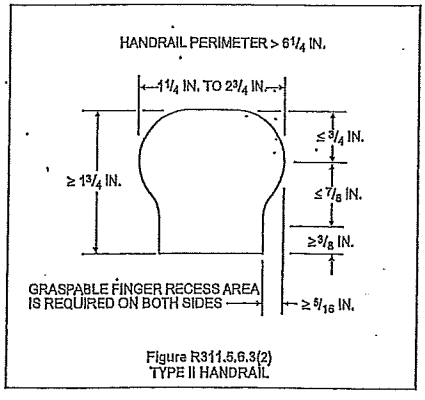


Figure R311.5.6.3(2)
TYPE II HANDRAIL

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.

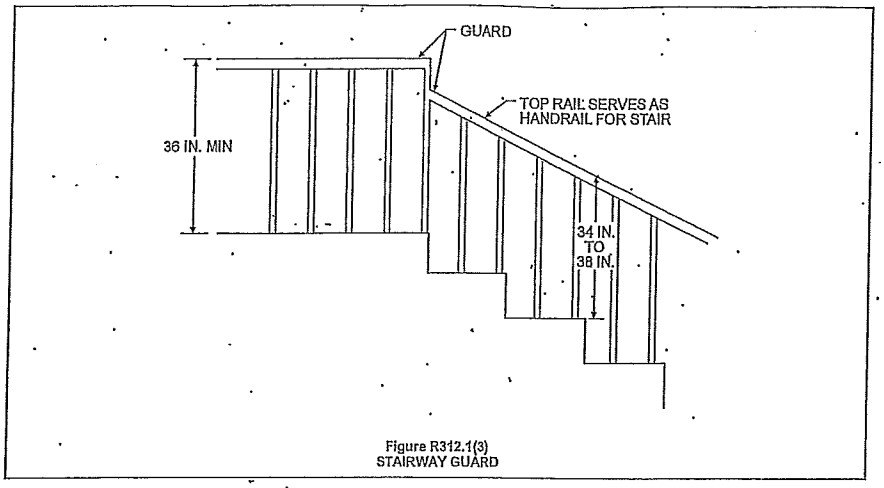


Figure R312.1(3)
STAIRWAY GUARD

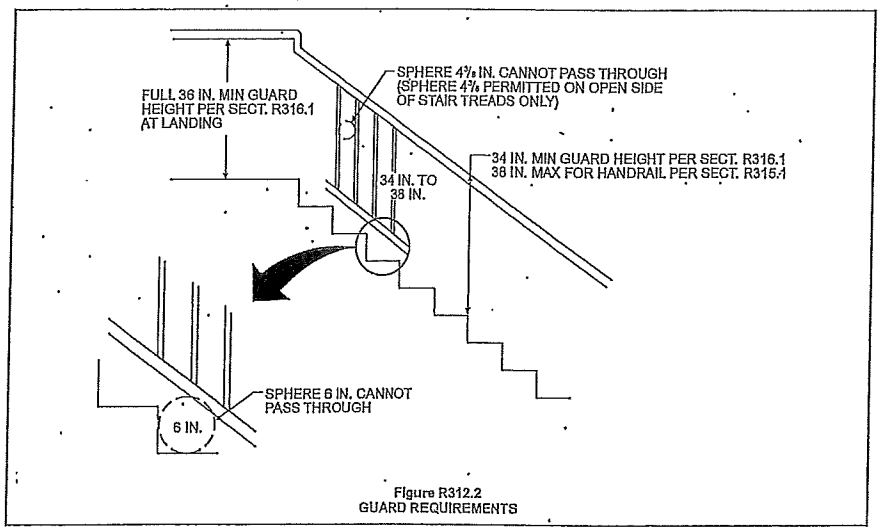


Figure R312.2
GUARD REQUIREMENTS

❖ Where a swimming pool is not fully enclosed, as is required in the definition of an indoor pool, it is an outdoor swimming pool. A pool that may be partially inside and partially outside is defined as an outdoor pool because it is not completely surrounded by a structure.

SECTION AG103
SWIMMING POOLS

AG103.1 In-ground pools. In-ground pools shall be designed and constructed in conformance with ANSI/NSPI-5 as listed in Section AG108.

❖ The requirements of ANSI/NSPI-5 regulating residential in-ground swimming pools are applicable to all in-ground pools regulated by this appendix chapter.

AG103.2 Above-ground and on-ground pools. Above-ground and on-ground pools shall be designed and constructed in conformance with ANSI/NSPI-4 as listed in Section AG108.

❖ The requirements of ANSI/NSPI-4 regulating residential above-ground and on-ground swimming pools are applicable to all such pools regulated by this appendix chapter.

AG103.3 Pools in flood hazard areas. In flood hazard areas established by Table R301.2(1), pools in coastal high hazard areas shall be designed and constructed in conformance with ASCE 24.

The purpose of this section is to address installation of swimming pools in or on the lot of a one- or two-family dwelling if the location of the proposed swimming pool is in a coastal high-hazard area (V Zone). Coastal high-hazard areas are areas where wave heights are predicted to exceed 3 feet (914.4 mm) during the base flood. Breaking waves impart dynamic loads on structures, including above-ground pools and inground pools in soils that are subject to scour and erosion. ASCE 24 specifies that pools are to be designed to withstand flood-related loads and load combinations. If pools are structurally connected to buildings, the pools are to be designed to function as a continuation of the building (see Section R324.3.3). The regulations of the National Flood Insurance Program require that all development be designed and adequately anchored to prevent floatation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

SECTION AG104
SPAS AND HOT TUBS

AG104.1 Permanently installed spas and hot tubs. Permanently installed spas and hot tubs shall be designed and constructed in conformance with ANSI/NSPI-3 as listed in Section AG108.

The requirements of ANSI/NSPI-3 regulating permanently installed residential spas are applicable to all nonportable spas and hot tubs.

AG104.2 Portable spas and hot tubs. Portable spas and hot tubs shall be designed and constructed in conformance with ANSI/NSPI-6 as listed in Section AG108.

❖ The requirements of ANSI/NSPI-6 regulating residential portable spas are applicable to all such spas.

SECTION AG105
BARRIER REQUIREMENTS

AG105.1 Application. The provisions of this chapter shall control the design of barriers for residential swimming pools, spas and hot tubs. These design controls are intended to provide protection against potential drownings and near-drownings by restricting access to swimming pools, spas and hot tubs.

❖ This section describes the provisions for barriers around residential swimming pools, hot tubs and spas. A swimming pool or similar facility creates an attractive temptation to children, including very young children and infants who do not know how to swim. The installation of an effective barrier can help reduce the number of children who die or are injured as the result of open access to a swimming pool, spa or hot tub.

AG105.2 Outdoor swimming pool. An outdoor swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa shall be surrounded by a barrier which shall comply with the following:

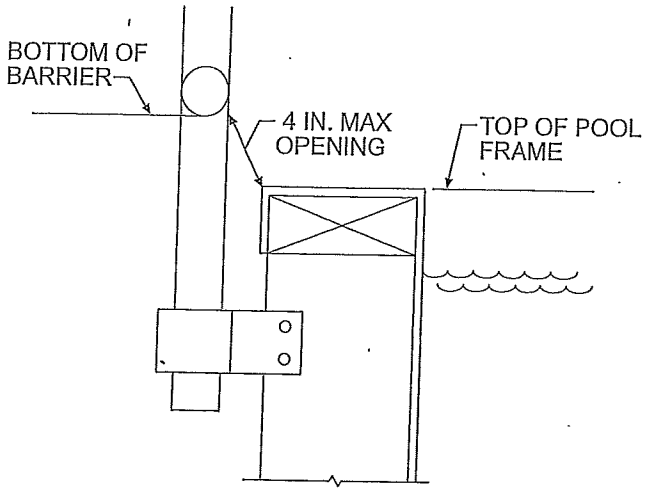
1. The top of the barrier shall be at least 48 inches (1219 mm) above *grade* measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).
2. Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.
3. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.
4. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed $1^3/_4$ inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed $1^3/_4$ inches (44 mm) in width.
5. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the hori-

zontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed $1^3/_4$ inches (44 mm) in width.

6. Maximum mesh size for chain link fences shall be a $2^1/_4$-inch (57 mm) square unless the fence has slats fastened at the top or the bottom which reduce the openings to not more than $1^3/_4$ inches (44 mm).
7. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than $1^3/_4$ inches (44 mm).
8. Access gates shall comply with the requirements of Section AG105.2, Items 1 through 7, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:
   - 8.1. The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate; and
   - 8.2. The gate and barrier shall have no opening larger than $^1/_2$ inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.
9. Where a wall of a *dwelling* serves as part of the barrier, one of the following conditions shall be met:
   - 9.1. The pool shall be equipped with a powered safety cover in compliance with ASTM F 1346; or
   - 9.2. Doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed and *labeled* in accordance with UL 2017. The deactivation switch(es) shall be located at least 54 inches (1372 mm) above the threshold of the door; or
   - 9.3. Other means of protection, such as self-closing doors with self-latching devices, which are *approved* by the governing body, shall be acceptable as long as the degree of protection afforded is not less than the protection afforded by Item 9.1 or 9.2 described above.
10. Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps:
    - 10.1. The ladder or steps shall be capable of being secured, locked or removed to prevent access; or
    - 10.2. The ladder or steps shall be surrounded by a barrier which meets the requirements of Section AG105.2, Items 1 through 9. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter (102 mm) sphere.

❖ This section provides prescriptive requirements for the construction of the swimming pool barrier.

1. The barrier height requirement of 48 inches (1219 mm) above the ground is based on reports that document the ability of children under the age of 5 to climb over barriers that are less than 48 inches (1219 mm) in height. The basis for the 4-inch (102 mm) criterion for an opening between the barrier and the top of the pool frame is the same as for guard construction as addressed in Section R312. Refer to Commentary Figure AG105.2(1).



For SI: 1 inch = 25.4 mm.

Figure AG105.2(1)
OPENING LIMITATIONS

2. The general provision is applicable only when one of the conditions addressed in Items 4, 5, 6 and 7 is not present. For example, a chain-link fence would be regulated by the requirements of Item 6, which reduces the general opening criterion of 4 inches (102 mm) to $2^1/_4$ inches (57 mm). The basis for the 4-inch (102 mm) criterion is the same as for guard construction per Section R312. It is based on studies of the body measurements of children 13 to 18 months old.

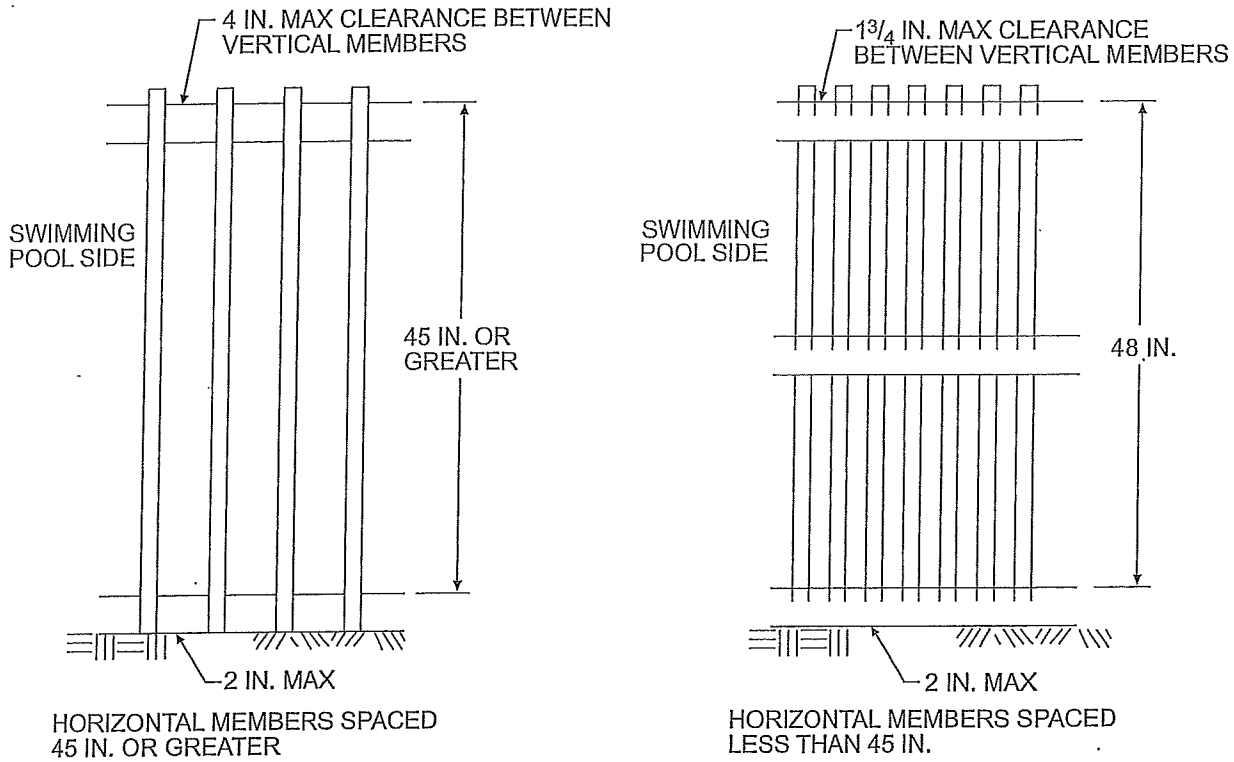
3. This provision reduces the potential for gaining a foothold and climbing the barrier.

4. The more stringent 1.75-inch (44 mm) provision for spacing between vertical members applies when the spacing between horizontal members is less than 45 inches (1143 mm). It acknowledges the potential for a child to gain both a handhold and a foothold on closely spaced horizontal members and reduces the potential for a child to gain a foothold by limiting the space between the vertical members on the same barrier. If the horizontal members are spaced less than 45 inches (1143 mm) apart, they must also be located on the swimming pool side of the fence as shown in Commentary Figure AG105.2(2) so that they are not available to be used to climb the barriers.

5. This requirement is the counterpart to Item 4 in that it permits the opening in the barrier to be 4 inches (102 mm) if the vertical spacing of the horizontal members equals or exceeds 45 inches (1143 mm) as illustrated in Commentary Figure AG105.2(2). It is consistent with Item 2, which limits openings in the barrier to a 4-inch (102 mm) diameter. The spacing of horizontal members 45 inches (1143 mm) apart precludes them from being used by small children to climb the barrier.

6. The $2^1/_4$-inch (57 mm) dimension is intended to reduce the potential for a child to gain a foothold [see Commentary Figure AG105.2(3)]. The mesh size is permitted to be larger than $2^1/_4$-inches (57 mm) square if slats are used to reduce the mesh opening to $1^3/_4$ inches (44 mm) in order to decrease the potential for a child to obtain a foothold or handhold.

7. A slightly larger opening is permitted for barriers composed of diagonal members other than chain link fences, on the basis that such barriers would be more difficult to gain a foothold and handhold on than a chain link fence. The $1^3/_4$-inch (44 mm) dimension is consistent with Items 4, 5 and 6.



For SI: 1 inch = 25.4 mm.

Figure AG105.2(2)
PRIVATE SWIMMING POOL BARRIER CONSTRUCTION

8. Agate represents the same potential hazard relative to climbing as do the other portions of the barrier; therefore, it must be constructed in accordance with applicable Items 1 through 7. Additionally, because the gate also represents a potential breech of the barrier because the gate can be opened, the code provides prescriptive details for the construction and operation of the gate. A self-closing pedestrian gate must open away from the pool because if the latch fails to operate, a child pushing on the gate will not gain immediate access to the pool. Pushing on the gate may also engage the latch. Large, nonpedestrian gates are not required to be self-closing because of prohibitive cost and maintenance concerns coupled with the fact that these gates are typically operated by persons other than small children. The 54-inch (1372 mm) latch height requirement limits the potential for small children to reach and activate the latch. If the latch is located lower than 54 inches (1372 mm), the code's prescriptive location requirements preclude the latch from being activated by small children who are not on the pool side of the gate.

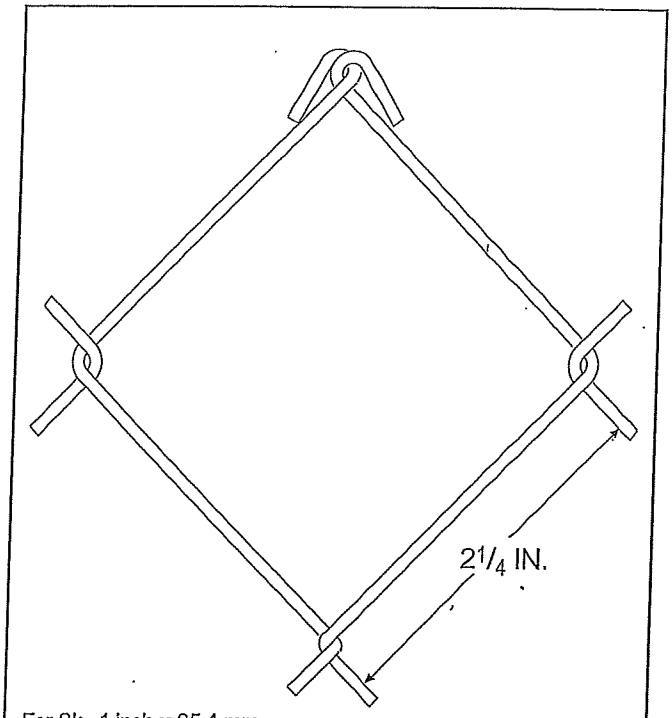
9. Many residential settings with backyard pools use the dwelling as a portion of the barrier required around the pool, such as where the fence bounding the property terminates at the dwelling. This limits access to the pool by unsupervised children around the perimeter of the fence, but there is still a potential for children to access the pool from within the dwelling. Indeed, almost half the children involved in drowning or near-drowning accidents gained access to the pool from the dwelling.

   The provisions of this section restrict such access by small children and are applicable to all doors in walls that form a portion of the barrier required around swimming pools.

   Protection of such door openings to pool areas can be achieved in any one of the methods described in Items 9.1 through 9.3. The first alternative does not require protection of the exterior door itself but limits access to the pool by means of a power safety cover. The performance criteria specified when this option is selected assures that the power safety cover is an adequate and reliable barrier to the pool. In Item 9.2, the alarm is configured to allow adults who are accessing the house to open the door, enter the house and deactivate the system to prevent a false alarm. The touchpad used to deactivate the system must be mounted 54 inches (1372 mm) above the floor, which is presumed to be beyond the reach of small children.

   Item 9.3 permits doors to pool areas to be protected by devices that render the door self-closing and self-latching. Any other requirements would be performance based because the code requires equivalency only with Item 9.1 or 9.2. One possible criterion could require the release mechanism for the latching device to be located a minimum of 54 inches (1372 mm) above the floor, which is presumed to be beyond the reach of small children. In addition, doors protected by the method specified in Item 9.3 should probably open away from the pool area. This is so that if the door failed to latch, a child outside the pool area pushing against the door would cause it to close and not swing to an open position.

10. The code permits the wall of the pool itself to serve as the barrier to the pool, if the wall extends at least 48 inches (1219 mm) above the finished ground level around the perimeter of the pool. Unless it can be secured, locked or removed, the ladder must be surrounded by a complying barrier to limit access to the ladder.



For SI: 1 inch = 25.4 mm.

Figure AG105.2(3)
CHAIN-LINK FENCE MESH FOR PRIVATE SWIMMING POOLS

AG105.3 Indoor swimming pool. Walls surrounding an indoor swimming pool shall comply with Section AG105.2, Item 9.

❖ Indoor pools represent the same hazards as outdoor pools. For this reason, the walls and doors surrounding an indoor swimming pool are regulated in the same manner as an exterior wall of a dwelling where the wall is used as a barrier for an outdoor pool. The provisions of Section AG105.2, Item 9 apply in their entirety.

AG105.4 Prohibited locations. Barriers shall be located to prohibit permanent structures, *equipment* or similar objects from being used to climb them.

❖ The purpose of a swimming pool barrier would be defeated if children could climb on benches, planters, pumps and similar permanent features adjacent to the barrier and gain access to the pool area. Therefore, the area adjacent to the barrier must be carefully designed and constructed to avoid such a condition. This provision is performance in character and must be reviewed on a case-by-case basis.

AG105.5 Barrier exceptions. Spas or hot tubs with a safety cover which complies with ASTM F 1346, as listed in Section AG107, shall be exempt from the provisions of this appendix.

❖ The provisions of this appendix chapter are not applicable to spas and hot tubs where an approved safety cover serves as the protective barrier. The requirements of ASTM F 1346 contain a number of criteria so that the safety cover can provide a level of protection that is equivalent to that provided by a swimming pool enclosure barrier. The following requirements are representative of several of the specifications found in the standard:

1. There should be a means of fastening the safety cover to the hot tub or spa, such as key locks, combination locks, special tools or similar devices that will prohibit children from removing or operating the cover. The fastening mechanism, design and location are vital components that help prevent a child's entry to the water.
2. The safety cover should have a label that provides a warning and message regarding the risk of drowning. The label is also very important for the transfer of information to second owners and temporary users.
3. The cover should have been tested to demonstrate that it is capable of supporting the weight of one child [50 pounds (23 kg)] and one adult [225 pounds (102 kg)] so an adult and a child can be supported during a rescue operation.
4. There should be no openings in the cover itself or at any point where the cover joins the surface of the hot tub or spa that would allow a child's head to pass through. The 4-inch (102 mm) spacing for guards in Section R312 and openings in pool enclosures of Section AG105.2 is also applicable.
5. Safety covers are to be installed in accordance with the manufacturer's instructions.

SECTION AG106
ENTRAPMENT PROTECTION FOR SWIMMING POOL AND SPA SUCTION OUTLETS

AG106.1 General. Suction outlets shall be designed and installed in accordance with ANSI/APSP-7.

❖ Vacuum devices for suction inlet systems in pool water circulation are a safety hazard. Body entrapment or hair entrapment can cause drowning and evisceration. Therefore it is important that protection be provided against possible entrapment at the pool entrances to suction inlets and that vacuum relief be provided for the vacuum system. The referenced standard, ANSI/APSP-7 provides requirements intended to prevent entrapment.

SECTION AG107
ABBREVIATIONS

AG107.1 General.

ANSI—American National Standards Institute
11 West 42nd Street
New York, NY 10036

APSP—Association of Pool and Spa Professionals
NSPI—National Spa and Pool Institute
2111 Eisenhower Avenue
Alexandria, VA 22314

ASCE—American Society of Civil Engineers
1801 Alexander Bell Drive
Reston, VA 98411-0700

ASTM—ASTM International
100 Barr Harbor Drive,
West Conshohocken, PA 19428

UL—Underwriters Laboratories, Inc.
333 Pfingsten Road
Northbrook, IL 60062-2096

❖ This section sets forth the full names and addresses of organizations that develop standards referenced in this appendix chapter. The abbreviations for the names of the organizations are used throughout the code text.

SECTION AG108
STANDARDS

AG108.1 General.

ANSI/NSPI

ANSI/NSPI-3-99 Standard for
Permanently Installed Residential Spas AG104.1

ANSI/NSPI-4-99 Standard for Above-ground/
On-ground Residential Swimming Pools AG103.2

ANSI/NSPI-5-2003 Standard for
Residential In-ground Swimming Pools AG103.1

ANSI/NSPI-6-99 Standard for
Residential Portable Spas AG104.2

ANSI/APSP

ANSI/APSP-7-06 Standard for Suction Entrapment
avoidance in Swimming Pools, Wading Pools, Spas,
Hot Tubs and Catch Basins AG106.1

2009
INTERNATIONAL RESIDENTIAL CODE

CODE REQUIREMENTS FOR SWIMMING POOLS, SPAS, and HOT TUBS

*These code requirements shall apply to the installation of electric wiring and the equipment associated with all swimming pools, wading pools, hot tubs, and spas.

E4202.2 - Flexible cords:

1. For other than underwater luminaries, fixed or stationary equipment shall be permitted to be connected with a flexible cord to facilitate removal or disconnection for maintenance or repair. For other than storable pools, the flexible cord shall not exceed 3 feet. Cords that supply swimming pool equipment shall have a copper equipment grounding conductor not smaller than 12 AWG and shall be provided with a grounding-type attachment plug.
2. A packaged spa or hot tub installed outdoors that is GFCI protected shall be permitted to be cord and plug-connected provided that such cord does not exceed 15 feet in length.

E4203.1.1 - Receptacles that provide power for water –pump motors or other loads directly related to the circulation and sanitation system shall be permitted to be located between 6 - 10 feet from the inside walls of pools, outdoor spas, and hot tubs. Where so located, the plugs shall be single phase, protected by GFCI, and be locking type. Other receptacles on the property shall not be less than 6 feet from the inside walls of pools, outdoor spas, and hot tubs.

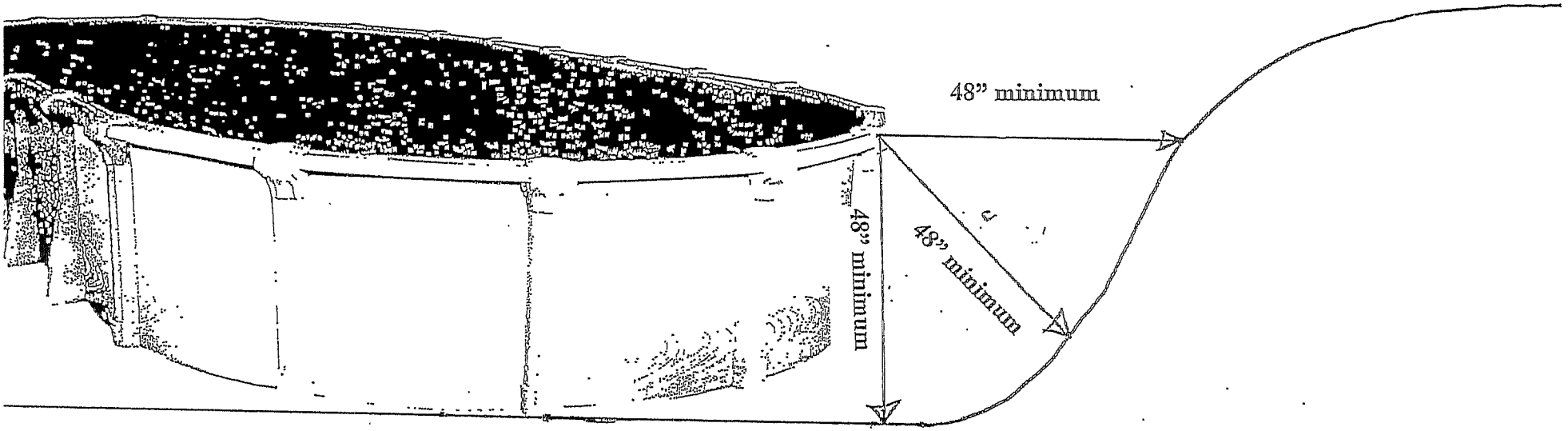
E4203.1.3 - All 15-20 amp, single phase, and 125 volt receptacles located within 20 feet of the inside walls of pools, outdoor spas, and hot tubs shall be GFCI.

E4203.2 - Switching devices shall be located not less than 5 feet horizontally from the inside walls of pools, outdoor spas, and hot tubs.

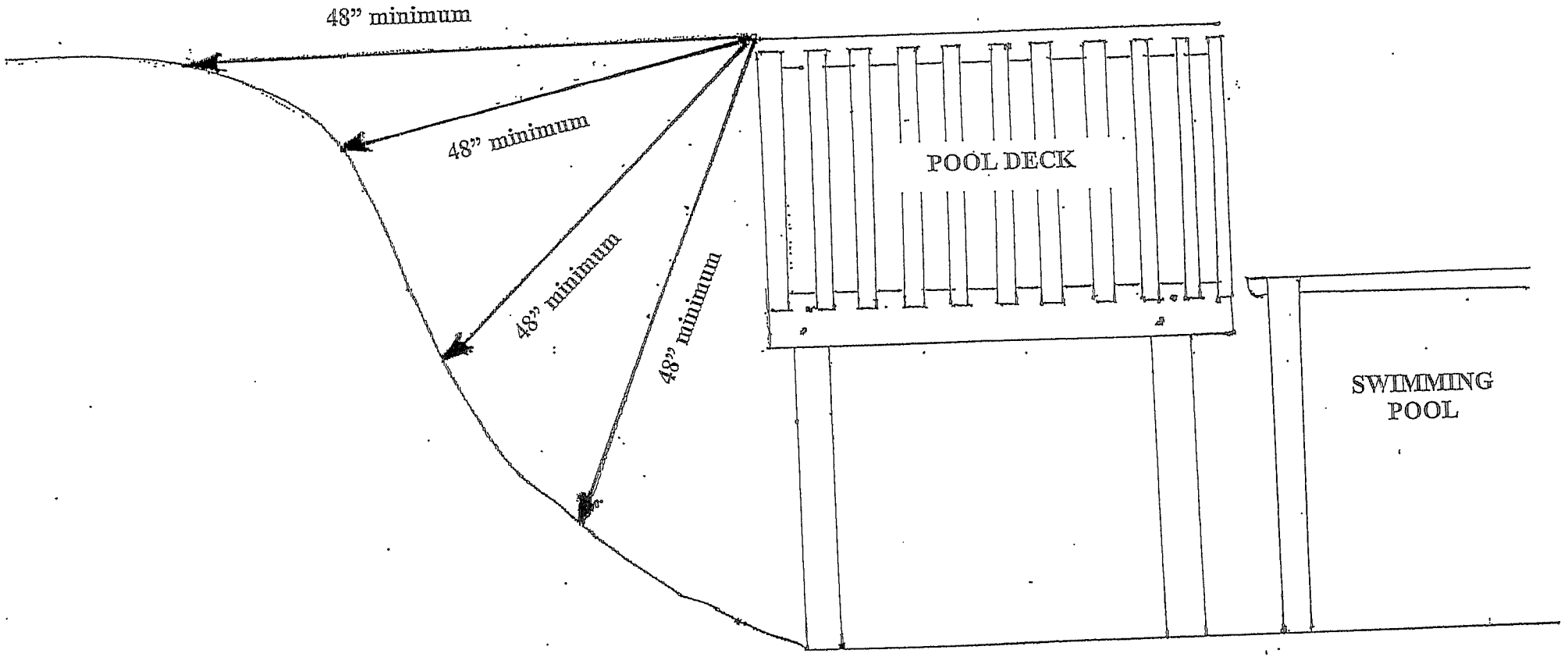
E4203.2 - One or more means to simultaneously disconnect all ungrounded conductors for all utilization equipment, other than lighting, shall be provided. They shall be ready accessible and within sight for the equipment it serves and shall be located at least 5 feet from the inside walls of pools, outdoor spas, and hot tubs.

E4207.4 - Receptacles for storable pools shall not be located less than 6 feet from the inside of pool walls.

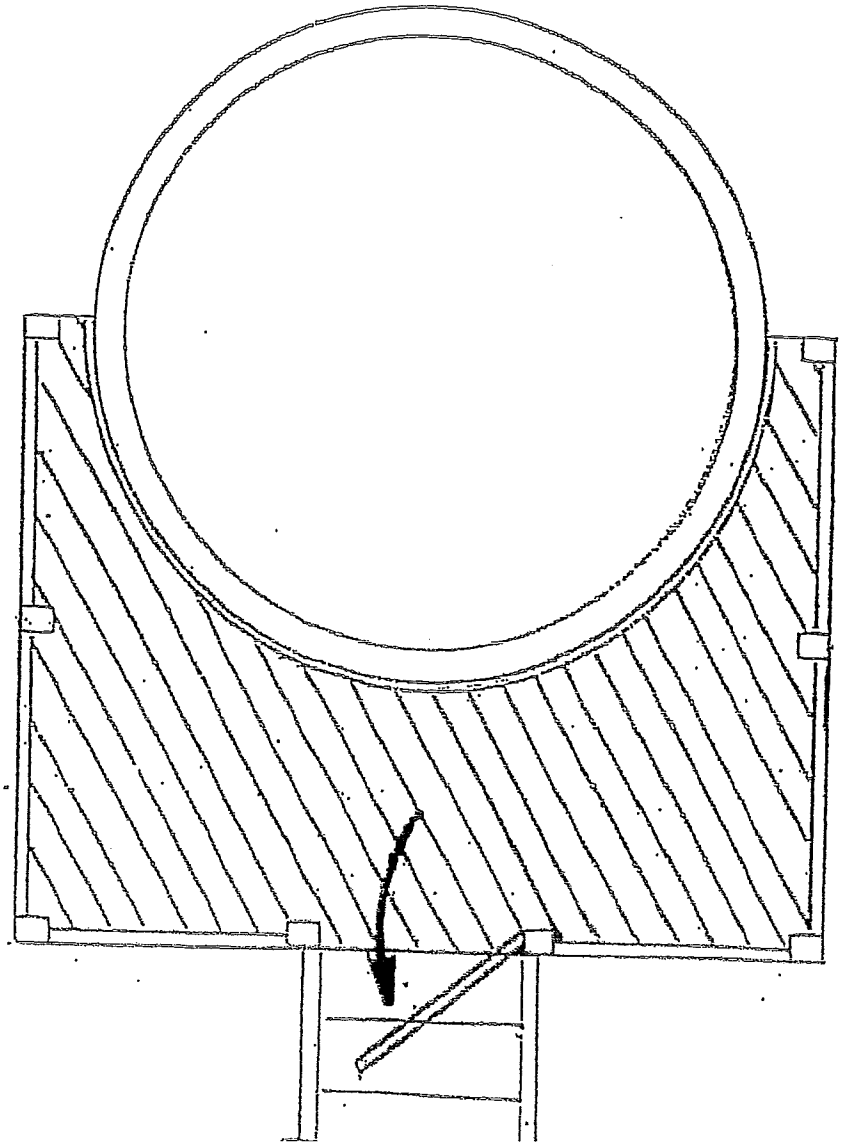
*The top edge of any swimming pool shall be a minimum of 4 feet (48 inches) above the ground surrounding it.



*The top edge of any deck, barrier, etc; shall be a minimum of 4 feet (48 inches) above the ground surrounding it.



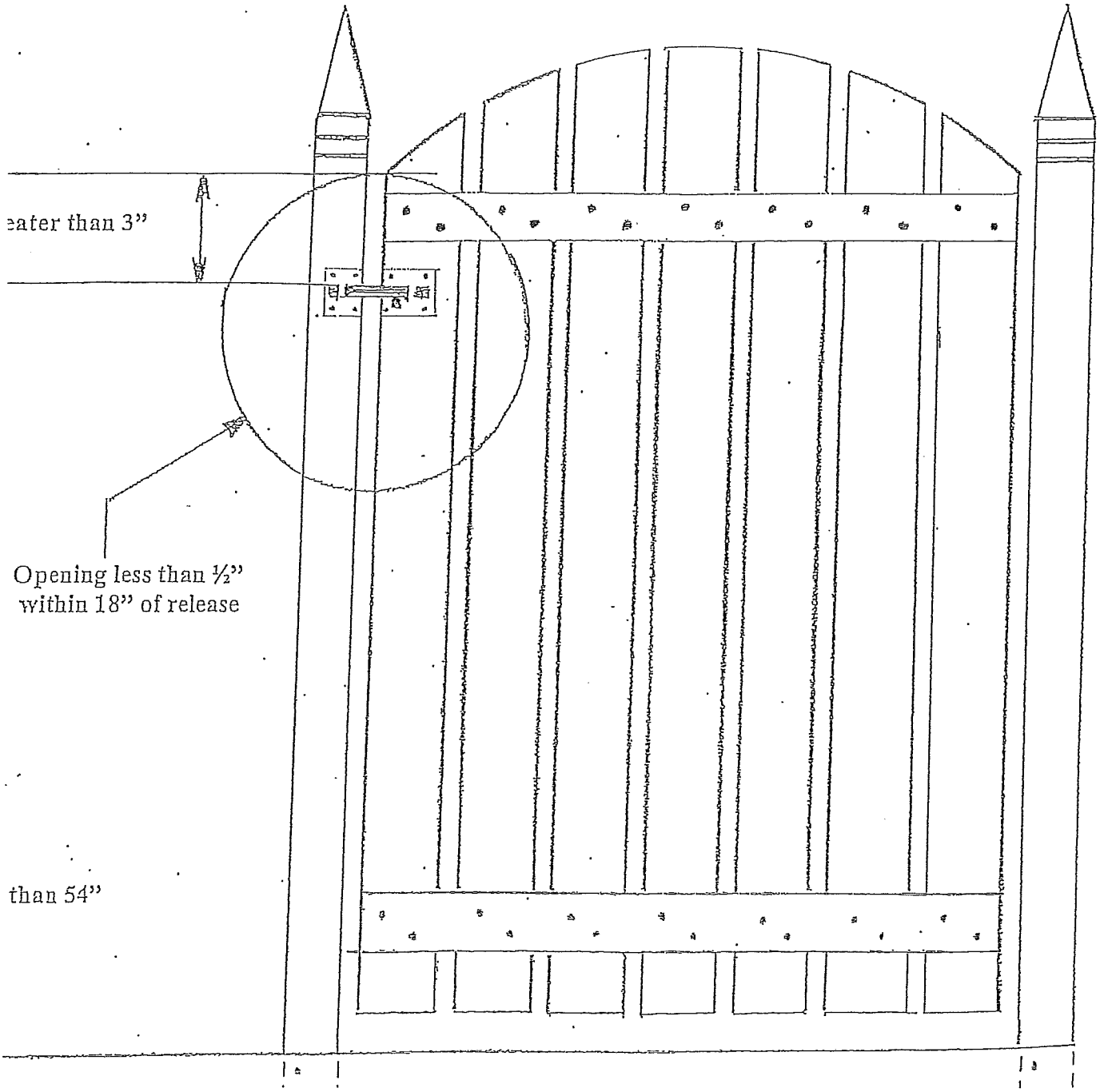
*Pedestrian access gates for all swimming pools shall open outward away from the pool and be self-closing and have a self-latching device on them.



Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian gates shall have a self-latching device. Where the release mechanism of the self-latching device is located les than 54 inches from the bottom of the gate, the release mechanism and openings shall comply with the following:

- The release mechanism shall be located on the pool side of the gate at least 3 inches below the top of the gate.
- The gate and barrier shall have no opening larger than ½ inch within 18 inches of the release mechanism.

**A gate represents a potential hazard relative to climbing. A self-closing gate is required to open away from the pool because if the latch fails to operate, a child pushing on the gate will not gain immediate access to the pool. Pushing on the gate may also engage the latch. The 54 inch latch height requirement is intended to limit the potential for small children to reach and activate the latch.*



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.**