



2501 Stanbridge Street  
East Norriton, PA 19401

610-275-2800 tel  
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www.eastnorritontwp.org

# East Norriton Township Use and Occupancy Permit Application

| I. LOCATION |  |
|-------------|--|
| Address     |  |

| II. APPLICANT    |                       |
|------------------|-----------------------|
| Name             | Relationship to owner |
| Address          | Phone #               |
| City, State, Zip | Email (or Fax #)      |

| III. BUYER / TENANT |                  |
|---------------------|------------------|
| Name                | Address          |
| Phone #             | City, State, Zip |

| IV. SELLER / LESSOR |                  |
|---------------------|------------------|
| Name                | Address          |
| Phone #             | City, State, Zip |

| V. RESIDENTIAL INFORMATION   |  |
|--|--|
| <p><i>A list of items frequently found deficient during residential resale inspections is provided on the back of this form. A sewer lateral inspection will be performed by the Township as part of the resale inspection. Deficiencies noted during the inspections must be repaired before a Use and Occupancy Permit will be issued.</i></p> |  |
| Indicate proposed use of building or land:   |  |
| Will the property or structure be owner-occupied?  | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Will the property or structure be leased or rented?  | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Will the property or structure be used as a group home?  | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Will any hazardous materials be stored or used at this location?   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| *** Anticipated Settlement Date: _____ ***   |  |

| VI. NON-RESIDENTIAL INFORMATION   |                     |
|---|---------------------|
| <p><i>Indicate the specific purpose for which building or land is to be designed, arranged, intended or for which it is or may be occupied or maintained:</i></p> |                     |
| What services will be provided:   |                     |
| Number of employees:  | Hours of Operation: |
| Interior/Exterior Renovations:  |                     |
| What is the total floor area (if available include floor plan)  | sq. ft              |

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

| VI. PERMIT FEE & REVIEW |           |
|-------------------------|-----------|
| Permit Fee:             | Approved: |



# COMMON RESIDENTIAL RESALE CORRECTIONS

- No trees over street (minimum 18 feet) or sidewalk (minimum eight feet) or shrubs encroach sidewalk or grass along curb line.
- All existing sidewalks must be in good condition, free of large cracks, crevices and tripping hazards.
- House numbers affixed to exterior with three-inch contrasting color which are visible from roadway.
- A four-foot-high fence per code around swimming pool with/self-locking gate.
- Electric service inside/outside secure (not frayed; in good condition).
- Sewer vent must be six inches above surrounding grade and must be watertight.
- No mailboxes loose or extended beyond back face of curb.
- GFCI outlet within 6' of any water source (baths, kitchen, half-bath, etc.) and in garage, unfinished basement and exterior outlets.
- A single dedicated outlet for washers and sump pumps or a GFCI outlet.
- A fire door (one-and-three-eighth-inches-thick solid wood or Type B) and frame are required leading to house from garage.
- Finished basements need proper firestopping at top of wall.
- Underside of basement stairs must be fire protected with/one-half-inch drywall.
- Garage walls and ceilings adjoining living space (horizontal or vertical) require a one-hour fire rating.
- No fireplace in bedroom unless manufactured (approved) for this type of installation.
- Secured handrail/guardrail required on all stairs and to be continuous between landings.
- A shut-off valve on all gas units (stove, water heater, heater, fire logs, etc.)
- A smoke detector on each level, including basement and in **ALL** bedrooms.
- Electrical boxes and fixtures to be secure and covered. Each electrical breaker labeled; drywall around box sound.
- A fire extinguisher, five pounds ABC minimum.
- Heater inspection certificate for all gas/oil fired units within 45 days of settlement stating that unit is in safe working order.
- No sump pump/down spouts connected or discharge to sanitary sewer. Place warning sticker.
- All heater vents connections must have six-inch clearance from combustibles and in good condition.
- A relief valve(s) for hot water heater and boiler drain pipe must be extended to eight inches of floor.
- Secured basement handrail/guardrail (midrail) required on all stairs and to be continuous between landings.
- No storage under basement stairs unless underside fire rated with/minimum one-half-inch drywall.
- Dryer vent discharge to be noncombustible material (no plastic).
- No sleeping room below grade (basement).
- All pipes must be sealed at exterior walls.
- Inspection Certificate for on-site septic systems requires third-party inspector.
- Decks with/hot tubs must be designed to carry weight and must have self-closing cover or other proper barrier.
- Radon system present.
- Sewer lateral in acceptable condition.
- Shall comply with all other ordinances, rules and regulations of East Norriton Township.