



Irwin Borough Occupancy Inspection Checklist

\$50.00 Initial Inspection
\$25.00 Per Any Re-Inspection

The Borough of Irwin has required you to get an occupancy inspection based upon a real estate transfer or occupant/tenant turnover request. The following is intended to help communicate the process and give you the best information for the upcoming inspection. Please make sure the following items are prepared and ready for the inspector PRIOR to scheduling.

The intention of this inspection is to ensure that the minimum code standard for an occupancy permit (prior to issuance). This is NOT a home inspection and is not intended to replicate a civil home inspection process. Deficiencies found during the inspection process are reported to the onsite applicant or representative verbally and may be recorded directly to help resolve any issues or deficiencies. Once the inspector has all areas of the inspection completed, a hard copy will be sent to the property owner.

EXTERIOR

1. Gutters, storm water drainage, sidewalks, steps (including handrails), landings, gates, fences, and exterior lighting (illumination) must be in working order and all hazards are repaired in good working order.
2. A visible exterior address marker must be displayed at least 4 inch minimum from the street or roadway. Apartment dwellings must be clearly marked on the outside of the apartment for public safety.
3. All proper egress entryways, exit ways, and windows operate properly.

INTERIOR

1. Smoke detectors are present and operating in every sleeping area, hallway, common areas, and basement.
2. The proper rated separation between the garage and livable spaces or basements.
3. Carbon Monoxide detection must be present near any gas fired appliance. Examples but not limited to- Water tanks, furnaces, boiler systems, fireplaces. Also required in hallway area nearest to any sleeping area. Combination smoke/carbon monoxide detectors may be used in residential dwellings.
4. All pathways and emergency exit (egress) paths are opened and unobstructed. This may include but is limited to doorways, windows (ventilation) and basement windows.
5. All necessary mechanical and plumbing systems must be in operable and good working condition. This would include but not limited to, backflow preventers, check valves, drains, waste

systems, ventilation systems, and or thermal expansion tanks, furnaces, and air condition units. If they are not, please consult a licensed plumber to correct those issues prior to the inspection.

6. NO open, exposed, or unsafe wires, cords, or electrical junction boxes. If they are not, please consult a licensed electrician to correct those issues prior to the inspection.
7. Ground faults (GFCI) must be present where applicable: basements, garages, open areas near water sources, bathrooms, and kitchen areas.
8. All handrails must be graspable and installed properly near any steps or stairwells.
9. Fire extinguishers must be in working order, tagged, and current.

Commercial dwellings must have the proper life safety equipment, extinguishers, illuminations, exit signs, pathways, and egress. This also includes any panic hardware and proper accessible knobs and handles. If you need additional advice on existing life safety code or accessibility codes, please refer those directly with a Pennsylvania design professional such as an Architect or Engineer. The Borough or their third party cannot advise or recommend, and services or design advice.

Any residential or commercial CHANGE OR USE of an existing space or vacant space must be reviewed by and approved by a PA design professional. Applications must be accompanied with a sealed design plan.

Unsafe areas, structures, unpermitted or uninspected areas, uncertified structures, or change of use within the structure will require a sealed set of design plans to accompany the application. NO EXCEPTIONS.

The inspector may add items as necessary based upon physical observation.