

Use and Occupancy Standards for Sale (Change of Ownership) of Single and Two- Family Dwellings
(adopted 11-13-18)

Sidewalks and curbs	Sidewalks and curbs must be in safe condition. Any sidewalk block and/or curbing which is fragmented and/or deteriorated must be replaced in accordance with Borough specifications. Misaligned sidewalk slabs (1/2" or less) may be repaired by ramping.
House Numbers	House numbers must be affixed to the main building or upon a permanent standard, base or support between the main building and the street. Each number must be at least three inches (3") high, and of such color and material to be visible from the street.
Sump Pumps and Downspouts	Sump pumps and downspouts may not be connected to the sanitary sewer system. Water from sump pumps and downspouts may not be discharged in a way that causes dangerous or flooding conditions on any sidewalk, public street, alley, or adjacent private property.
Floor Drains and Below Street-Level Plumbing Fixtures	Basement floor drains connected to the sanitary sewer system must be capped or fitted with a backflow protection device. Any plumbing fixture located below street level and connected to the public sanitary sewer system must have a backwater valve installed.
Sanitary Sewer Vents and Curb-traps	Must be at or above grade and watertight and there must be no evidence of overflow from the vent or trap. Vent or trap must not present a tripping hazard or other safety concern if located within the public right-of-way.
Sanitary Sewer Laterals	The ground above the sanitary sewer lateral extending the full length between the foundation of the house and connection to the sewer main must be free of sinkholes and potholes. If sinkholes or potholes are present, seller must provide proof through video inspection or other satisfactory method that the lateral is not allowing non-sewage water into the sewage collection system and/or leakage of sewer water out of the lateral.
Hedges/Shrubs	Must be sufficiently trimmed so that no part encroaches onto the public sidewalk or street or into the triangle of unobstructed vision.
Trees	Must be sufficiently trimmed so that no part projects over the sidewalk or street at a height lower than eight feet (8').
Electrical Receptacles (indoor/outdoor)	Ground Fault Circuit Interrupter (GFCI) receptacles required within six feet (6') of running water, including but not limited to bathrooms, powder rooms, laundry rooms, garages, outside receptacles, pools, and saunas.
Smoke Detectors	Single-station battery operated smoke detectors must be installed and in working condition with at least one (1) unit on every level, including the basement and attic. Smoke detectors located on floors with sleeping quarters must be placed in or near the area intended or likely to be used for sleeping. If the detector is powered by electricity, it must have a battery back-up.

Carbon Monoxide Detectors	Carbon monoxide detectors must be installed and in working condition with at least one unit on each occupied floor, including the basement. If the carbon monoxide detector is powered by electricity it must be secondarily powered by a battery.
Stairs (basement only)	Every flight of stairs leading to basement which is more than four (4) risers high must have a handrail on at least one (1) side of the stair. Handrails may not be less than thirty inches (30") high or more than thirty-eight inches (38") high, measured vertically above the nosing of the stair tread. Handrails are not required to have balusters.
Circuit Breaker Boxes	No visible safety hazards, including but not limited to open breakers.
Relief Valves on Boilers/Water Heaters	Hot water heaters and boilers must have relief valves extended to within six inches (6") of the floor elevation.
Opening between attached garage and residence	Any opening between an attached garage and residence shall be equipped with a solid wood door not less than 1 3/8" in thickness or a 20-minute fire-rated door.
Outstanding fees	Full payment of any outstanding bills, charges, fines and fees against the property or current owners of the property.

It is expected that the property owner or other responsible party present at the Use and Occupancy inspection will provide the Code Enforcement Officer with needed access and information to complete the inspection, including providing the location of the sanitary sewer lateral. Issuance of the Use and Occupancy Certificate presents no liability or guarantee on the part of Swarthmore Borough related to conditions of the property for which the certificate is issued. The Borough visual inspection of the ground above the lateral line is not a substitute for an actual inspection or test of the lateral. A televised inspection of the sanitary sewer lateral by a party to the sale is highly recommended prior to sale in order to definitely determine the condition of the line.