

RESIDENTIAL OCCUPANCY PERMIT APPLICATION

WEST MIFFLIN BOROUGH

1020 LEBANON ROAD

WEST MIFFLIN, PENNSYLVANIA 15122

PHONE (412) 466-8174

FAX (412) 466-8173

Occ Permit # _____

westmifflinborough.com

SELLERS INFORMATION

NAME OF SELLER _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

HOME PHONE # _____ CELL # _____

OWNERS INFORMATION

PROPERTY ADDRESS _____

NAME OF OWNER _____

COUNTY LOT & BLOCK # _____

OWNERS MAILING ADDRESS _____

CITY _____ STATE _____ ZIP _____

HOME PHONE # _____ CELL # _____

OWNER OCCUPIED _____ RENTAL PROPERTY _____

If property is tenant occupied fill out tenant information and supply names of individuals residing at this address

In conjunction with Chapter 212 of the Borough Code it is the responsibility of the landowner (Landlord) to supply to the borough the names of individuals leasing property on a yearly basis.

BUILDING INFORMATION

Single Family Dwelling _____ Duplex _____ Multi-Family _____ # of Units _____

If property contains more than one unit the fee is calculated on the number of units or dwellings at this address

TENANT INFORMATION

NAMES

PHONE NUMBERS

NAMES	PHONE NUMBERS
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of Inspection _____ Approved _____ Re-inspection required _____ Inspector _____

Date of Re-Inspection _____ Approved _____ Inspector _____

If property fails second inspection a fee of \$25 is required for an additional inspection.

1. **Grading and Drainage** – Soils and landscaping must drain away from the foundation.
2. **Sidewalks and Driveways** – Must be in serviceable condition without openings wider than 1" or uneven more than ½".
3. **Premises Identification** – Must have building address numbers on premises. Not on detached mailboxes.
4. **Rubbish Accumulation** – Tires, wood, metals, tree and shrub clippings, building materials and car parts.
5. **Garbage Accumulation** – Residual food and food container waste that will attract vermin and rodents.
6. **Improper Storage of items** – The exterior storage of Rubbish items listed in item 4 above.
7. **Weeds/Grass (Tall Growth)** – Weeds and Grass (other than ornamental grasses) that exceed 6" in height.
8. **Rodent Harborage** – The obvious indication of rodents typically caused by items 4,5 & 6 above.
9. **Accessory Structures** – General structural condition of sheds, detached garages and play structures.
10. **Motor Vehicles** – Motor vehicles/motor cycles without current registration or inspection located on the premises.
11. **Defacement** – The visual citing of graffiti, stripped or missing siding, window trim, downspouts or gutters.
12. **Pool/Spa Enclosures** – Must be within a secure 48" barrier or have a lockable spa cover.
13. **Protective Treatments** –Missing paint, aluminum or vinyl coverings or deck treatments that prevent weathering.
14. **Exterior Walls** – Must be relatively plumb, structurally sound with proper protective treatments.
15. **Roofs and Drainage** - Must be in serviceable condition without missing shingles, flashings, gutters or downspouts.
16. **Overhangs** – Must be in serviceable condition, free from deterioration with protective treatments.
17. **Decks** – Must be structurally sound with proper guards (36" high) if over 30" above grade with protective treatments.
18. **Stairs** - Must be structurally sound without missing/ deteriorated stair treads and be in a safe serviceable condition.
19. **Handrails/Guards (Missing/damaged)** – 36" Guards where floor surface is more than 30" above adjacent grade and handrails on at least one side of stairs if run of stairs has 4 or more risers.
20. **Chimneys** – Must be structurally sound with proper flashings in place.
21. **Operable Windows** – All windows in sleeping rooms must be operable.
22. **Window Hardware** – All operable windows that are reachable from exterior grade must have operable sash lock.
23. **Insect screens** – All operable windows are required to have screens without holes or damage.
24. **Operable Egress Doors** – All required egress doors must be operable without excessive force to open or close.
25. **Door Hardware** – All exterior egress doors must be equipped with locks that do not require a key from inside.
26. **Basement Hatchways** – All basement exterior doors or hatchways must be equipped with locks.
27. **Handrails/Guards (Missing/damaged)** – 36" Guards where floor surface is more than 30" above adjacent grade and handrails on at least one side of stairs if run of stairs has 4 or more risers.
28. **Rubbish Accumulation** – Excessive accumulation of items that block egress paths or can create a fire hazard.
29. **Garbage Accumulation** – Residual food and food container waste that will attract vermin and rodents.
30. **Rodent Harborage** – The obvious indication of rodents typically caused by items 28 and 29 above.
31. **Pest Control** – The need for insect or rodent control due to items 28 and 29 above.
32. **Illumination/Natural-artificial** – Habitable spaces must have either natural light or artificial light (Light fixture)
33. **Ventilation/Natural-artificial** – Habitable spaces must have either natural ventilation (Window) or Artificial ventilation (Introduced thru Heating system)
34. **Natural (Operable window)** – Bathroom must have an operable window or an exhaust fan ducted to the exterior.
35. **Mechanically Exhausted** – Bathroom must have an operable window or an exhaust fan ducted to the exterior.
36. **Dryer Exhaust** – Dryer exhaust must be free from defects and a maximum of 25' in length.
37. **Bathrooms** – Every habitable dwelling unit must have at least one.
38. **Kitchens** – Every habitable dwelling unit must have at least one.
39. **Laundry areas** – Every habitable dwelling unit must have at least one.
40. **Hot Water System** – Every habitable dwelling unit must be supplied with a serviceable hot water system.
41. **Heating** – Every habitable dwelling unit must be supplied with a serviceable heating system.
42. **Vent Piping** – All fuel fired heating equipment and hot water heating equipment must have a proper combustion air vent system.
43. **Each Bedroom** – A smoke detector is required in each bedroom/sleeping room.
44. **Outside Bedroom/Sleeping Room** – A smoke detector is required directly outside each sleeping room area (hallway).
45. **Each Floor Level** – A smoke detector is required on each floor level of the building.
46. **Grounded Receptacles** – Are required in all Kitchens, Bathrooms and Laundry areas.
47. **GFCI Protection** – If installed must pass functionality testing equipment test.
48. **Electrical Service Grounding** – Must have properly installed equipment grounding conductor from service panel to primary and secondary side of water service meter.
49. **Electrical Hazards** – All exposed electrical conductors must be free of defects and properly terminated in junction boxes with covers.
50. **Plaster/Drywall – Garage Ceiling/Walls** – An integral garage (under a house) must have a plaster or drywall installed on framing members. New work will require 5/8" type X drywall on ceilings and ½" drywall on walls adjacent to basement or living areas.
51. **Solid core wood/steel door @ garage** - The door between the garage and living areas of the house must be 1-3/8" Solid Core wood or Steel door with no glass or openings. An existing door with original hardware (flat tip screws in hinges) may be grandfathered in if it contains no glass or openings in door.