



Lower Providence Township
 100 Parklane Drive • Eagleville, PA. 19403
 Phone: (610) 539-8020 • Fax: (610) 539-6347
www.lowerprovidence.org

C - _____
 Date Received: _____

APPLICATION FOR COMMERCIAL CERTIFICATE OF COMPLIANCE

All information **MUST** be filled out completely.

Property Address to be inspected: _____

- Vacant Property

- Tenant Occupied

Current Use of Property: _____

Proposed Use of Property: _____

Settlement Date: _____

Zoning District: _____

Current Tenant: _____

Address: _____

Work Phone: _____ Home/Cell Phone: _____ E-mail: _____

Current Property Owner: _____

Address: _____

Work Phone: _____ Home/Cell Phone: _____ E-mail: _____

Prospective Buyer / Tenant: _____

Address: _____

Work Phone: _____ Home /Cell Phone: _____ E-mail: _____

Realtor: _____

Address: _____

Work Phone: _____ Home /Cell Phone: _____ E-mail: _____

Any change or expansion of the current use of the property requires a Zoning Permit from Lower Providence Township. The applicant **MUST** complete a **Zoning Permit** application and secure Township approval for a change of use prior to occupancy of the structure.

In accordance with the PA UCC as Amended and the 2006 Lower Providence Township Zoning Ordinance as Amended, we hereby apply for a Certificate of Compliance for the above referenced property, and;

The Applicant is responsible for scheduling the inspection with the Township. The Code Enforcement Department **MUST** have at least two (2) weeks notice prior to the inspection date.

CERTIFICATE EXPIRES NINETY (90) DAYS FROM DATE OF ISSUANCE

Signature

Title (Owner, Buyer, Realtor)

FOR INTERNAL USE ONLY

Inspection Date:		Time:	AM	PM
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**LOWER PROVIDENCE TOWNSHIP CHECKLIST FOR COMMERCIAL RESALE INSPECTIONS OR
CHANGE OF TENANT INSPECTIONS**

In order to expedite the issuance of your Certificate of Compliance, please take the time to review the following items prior to inspection. This list is provided as a courtesy, it is not all-inclusive. Some items may only need change at the time of remodeling; also some additional items requiring compliance may be noted at inspection time, as required by the PA Uniform Construction Code. These items will be listed by the inspector. Inspection should take place before the new occupancy.

Any change in use, or expansion of the current use of the property requires a Zoning Permit from Lower Providence Township. The applicant MUST complete a Zoning Permit application and Township Building License and secure Township approval prior to occupancy of the structure. Emergency contact sheet to be completed and filed with the Township. Recycling contract to be in place.

Exterior:

1. New and existing buildings shall have a minimum four (4) inch high address numbers visible from the street or road frontage.
2. The sidewalk is to be in good condition and free from trip hazards.
3. Handicapped parking to be striped and signed, including the PA penalty sign.
4. There must be an accessible route in and out of the building.
5. Stairways inside or out with four or more risers require guards on both sides and a handrail on at least one side, for the entire length of the stairway. Any porch, balcony or raised floor surfaces more than thirty (30) inches above the floor or grade shall have guards.
6. Max. six (6) feet high dumpsters are required to be enclosed and gated with six (6) foot high minimum, twelve (12) feet high maximum opaque fencing.
7. A key lock box is to be provided. Contact the Lower Providence Township Emergency Management Coordinator at 610-539-5900 for details. An Emergency Contact list must be completed and submitted to the Township even if there is already a key lock box provided. A new door key must be provided if there is already a key lock box installed on the property.
8. All signage must be in compliance with Township Ordinance. A Zoning Permit Application is to be made for any changes to building or freestanding signs.
9. Exterior lighting must be shielded if light escapes the property boundary, and be in compliance with the Township Lighting Ordinance.

Interior:

1. The occupant load must be posted in all Group A occupancies.
2. If required, two or more exits must be provided. Exit doors to swing outward with panic hardware fitted.
3. Exits to be free of storage. All ingress / egress paths must be clear, at all times. Storage or seating that blocks these paths are prohibited.
4. High and Low illuminated exit signs are required.
5. All emergency lights must be working and adequately illuminate the exit path. (Remote emergency light heads are required to illuminate the area outside exit doors).
6. Bathrooms are to be accessible according to Code.
7. Counters for the sale or distribution of goods and services should have a portion of the counter thirty-six (36) inches long minimum by thirty-six (36) inches high maximum above the floor or ground.

8. All plumbing will be visually checked for leaks. Blow down tubes extending to within six (6) inches of the floor are to be fitted to all pressure and temperature relief valves on water heaters and furnaces.
9. Electrical wiring and breaker boxes will be visually checked. Breaker boxes need a minimum clear floor space of thirty (30) inches in front of them with all circuits clearly labeled.

Fire Protection:

1. A fire alarm system shall be tested with a copy of the dated test certificate presented to the Township inspector. All alarm systems are to be monitored and registered with the Lower Providence Police Department.
2. If required, Interconnected smoke detectors are to be operational on each floor of the building.
3. Required fire extinguishers are to be mounted and inspection date labeled.
4. Sprinkler systems are to have a current inspection tag attached, and dated test report supplied to the Township Inspector.
5. Commercial kitchen hood systems are to have a current inspection tag attached, and dated test report supplied to the Township inspector.
6. The tenant separation wall, if required, must be complete with no penetrations.

In addition, any tenants of residential apartments in a commercial building are required to be registered with Lower Providence Township.

A building permit application is to be made for interior or exterior remodeling or construction.

All non-residential establishments to have a recycling collection contract in place. Provide proof of contract to inspector.