



LOWER PROVIDENCE TOWNSHIP

100 Parklane Drive • Eagleville, PA 19403 • www.lowerprovidence.org

Administration: 610 539-8020 • Fax: 610 539-6347

Police: 610-539-5900 • Fax: 610-630-2219



This is an explanation of common violations observed during business license inspections. This list is not all inclusive.

Address Visible from Street – IPMC 304.3 – All street or identification numbers and letters shall be a minimum of four inches tall and a minimum of ½ inch wide. Numbers and letters must be contrasting in color

Sidewalk & Curb in Good Repair – IPMC 302.3 – All sidewalks must be maintained free of hazardous conditions.

Fire Lanes & Signage – IFC 503.3 – Fire lanes must be clearly identified with the words “NO PARKING - FIRE LANE”

Fire Department Connection – IFC 912, 912.2.2, 912.3 – If not clearly visible from the street, an approved sign must be displayed indicating location of FDC. Wherever the fire department connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an approved sign mounted on the street front or on the side of the building. A clear space of three feet in width and depth and 78 inches in height is required.

Knox Box – Township Ordinance 83.16 – All businesses must have a Knox Box installed with appropriate keys to the business.

Name of Business on Rear Door – IPMC 304.3 – Businesses shall have the name of the tenant/occupant, along with the address/suite number, placed or painted on the rear door and must be a minimum of four inches tall and a minimum of ½ inch wide.

Handrails – IFC 1009.12 – Stairways require a handrail on both sides of the stairway. Handrails must be installed 34-38 inches above the nose of the tread. Handrails must be graspable and continuous.

Stairways – IFC 1009.6.3 – Enclosures under stairways require a minimum one hour fire rating.

Building Weather Tight – IPMC 304.1 – Building shall be weatherproof.

Occupant Load Posted – IFC 1004.3 – All assembly occupancies, including restaurants, places of worship, funeral parlors, court rooms, and libraries shall have an Occupancy Load Certificate posted. An occupancy load can be determined by an architect or design professional.

Doors Operable – IFC 1008.1, 1008.1.9.5, & 1008.1.8 – All doors must easily operate. The opening of doors cannot require more than one motion. Screen doors typically found at the kitchen door of restaurants are not allowed.

Door Locks Operable – IFC 1008.1.9.3 – Accessory locks are not permitted. Locks that require the use of a key on the interior side of the door, if allowed, require additional signage.



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Exit Free of Storage – IFC 315.2.2, 1020.1 – Storage is permitted neither in front of exit doors nor in exit enclosures.

Exit Signs Illuminated – IFC 1011.1 – All exit signs must be illuminated during normal business operation and in the event of power failure

Emergency Lights Working – IFC 1006.3 – All emergency lights must illuminate on power failure

Toilet Facilities – IPMC 502.5 – All bathrooms must be accessible and maintained in sanitary and working condition. Access for use shall be provided to the public.

GFI Outlets Present – NEC 210.8, 511.12 – GFCI protected outlets are required in bathrooms, kitchens, outdoors, within six feet of the outside edge of a sink, and in areas where diagnostic equipment, electric hand-tools, or portable lighting are to be used (repair garages).

Electrical Panel – IFC 605.1, 605.3, 605.3.1 – No open slots are permitted. A space of at least 36 inches in depth must be provided free of all obstructions or storage. The individual breakers controlling the fire alarm and/or emergency lights/exit signs must be labeled.

Electrical System – IFC 605.5, 605.6 – Extension cords may not be permanently affixed to the building. All wire splices must be in an approved junction box. All switches and outlets must have approved covers installed.

Plumbing System – IPMC 504.1 – All plumbing fixtures must be maintained in a safe, sanitary, and functional condition free of leaks

Mechanical System – IPMC 603.3, 602.4 – All heaters must have a minimum 36 inches of clearance surrounding the unit, unless otherwise permitted by the manufacturer. Heat of at least 65° must be provided in all businesses during the period from September 1 to June 15.

Clear of Combustibles in Mechanical/Electrical Room – IFC 315.2.3 – No combustible storage is permitted in boiler rooms, mechanical rooms, or electrical rooms.

Clear Aisle-ways – IFC 1017 – Must maintain a minimum of 36 inches of clear floor space throughout the business.

Hazardous Material Storage – IFC 3003.5.3, 304.3.1 – All compressed gas cylinders must be chained to a wall or in a cart for use. This includes carbon dioxide used for soda fountains. Oily rags must be stored in a listed container and disposed of daily.

Ceiling Clearance – IFC 315.2.1 – Storage in sprinklered buildings must be maintained at a minimum of 18 inches beneath the sprinkler heads. Storage in non-sprinklered buildings must be maintained at a minimum of 24 inches beneath the ceiling.



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Sprinkler System Tested – IFC 901.6, 901.6.2 – Sprinkler systems must be inspected annually by a certified technician. Systems must be maintained to appropriate NFPA standard. Reports must be kept on site and provided at time of business inspection.

Fire Alarm System Tested – IFC 901.6, 901.6.2 – Fire alarm systems must be inspected annually by a certified technician. Systems must be maintained to NFPA 72. Reports must be kept on site and provided at time of business inspection.

Hood System Cleaned – IFC 609.3.3 – Most commercial cooking hoods must be cleaned once every six months. Hoods at 24-hour restaurants and restaurants using woks must be cleaned once every three months. Documentation of cleaning must be maintained on site and provided at time of business inspection.

Hood Fire Suppression System Tested – IFC 904.11.6.2 – Suppression systems protecting commercial cooking systems must be serviced once every six months. A certificate of inspection must be provided at time of business inspection.

Fire Extinguishers Tested – IFC 906.2, NFPA 10 7.3.3 – All fire extinguishers must be inspected annually by a certified technician. A tag or label indicating the inspection must be securely attached to the extinguisher.

Fire Extinguishers Mounted – IFC 906.9, 906.6 – Fire extinguishers that weigh less than 40 pounds can be mounted no higher than 60 inches from the floor. Fire extinguishers weighing more than 40 pounds cannot be mounted higher than 42 inches from the floor. Fire extinguishers cannot be mounted lower than four inches from the floor. Fire extinguishers cannot be blocked.

