



# CITY OF BEAVER FALLS

715 FIFTEENTH STREET ♦ BEAVER FALLS, PA 15010  
(724) 847-2808 EXT. 200 ♦ FAX (724) 847-4748  
WWW.BEAVERFALLSPA.ORG

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## ZONING OCCUPANCY INSPECTIONS

Please complete the attached application including the buyer's current information and return to the City of Beaver Falls with fees due.

### COMMERCIAL:

- 3 or more residential multi-family unit structure
- Commercial or non-residential structure

**YOU MUST SUBMIT ONE (1) CHECK** are payable to: ***City of Beaver Falls:***

### STANDARD FEES:

1. **STANDARD FEE (1 or 2 UNITS) = \$100.00**
2. **3 OR MORE UNITS = \$65.00 EACH UNIT**

*Example:*

Multi-Family Structure with 3 units:	$\$65.00 \times 3 = \$195.00$
Commercial with one (1) storefront:	\$100.00
One (1) Commercial Storefront with 3 residential units:	$\$65 \times 4 = \$260.00$

**ALL FEES MUST BE PAID TO THE CITY BEFORE** you contact our office at (724) 847-2808 Ext. 200 to schedule your inspection.

**Please have ALL the utilities on for the inspection.** If they are not on, the inspection will be conducted however the inspection will be an automatic fail. The list attached to the application is a list of the majority of the codes that will be inspected. The definition is self-explanatory to what is compliant to pass the inspection.

Dye test are only scheduled Monday-Friday 9:00 AM – 1:00 PM.

If you have any questions, please contact our office.

Sincerely,

CITY OF BEAVER FALLS



City of Beaver Falls  
 Dept. of Code Enforcement & Zoning  
 715 Fifteenth Street, Beaver Falls, PA 15010  
 Office: (724) 847- 2808 Ext. 219  
 Fax: (724) 847-4748  
[www.beaverfallspa.org](http://www.beaverfallspa.org)

Zoning Occupancy Application

1. \$100.00 FEE  
\$65.00 PER UNIT - 3 OR MORE UNITS
2. PLUS \$10.00 PER UNIT  
FEES COVER PER VISIT/ PER SITE

**I. PROPERTY INFORMATION: USE A SEPARATE FORM PER STRUCTURE**

ADDRESS/ LOCATION OF PROPERTY:	No of Units:	Tax Parcel Number:
A. PROPERTY OWNER:		
ADDRESS:		
CITY, STATE, ZIP:		
DAYTIME PHONE: ( )	CELL PHONE: ( )	FAX: ( )

**II. REASON:**

<input type="checkbox"/> Change in the use of an existing building or structure	<input type="checkbox"/> Change or extension of a nonconforming use, building, or structure	<input type="checkbox"/> Temporary use of structure or land for business (3 months)
<input type="checkbox"/> Occupancy and use of a building or structure that has been uninhabitable or vacant for more than 1 year.	<input type="checkbox"/> Change in the lease or transfer of ownership of an existing building or structure, a residential dwelling unit, or dwelling.	

**III. APPLICANT INFORMATION:**

If this application is for a real estate property sale, please list the Title Company handling the closing process & the Buyer below.

B. TITLE COMPANY/ APPLICANT NAME:		
ADDRESS:		
CITY, STATE, ZIP:		
DAYTIME PHONE: ( )	CELL PHONE: ( )	FAX: ( )
C. BUYER/ CONTACT NAME:		
CURRENT MAILING ADDRESS:		
CITY, STATE, ZIP:		
DAYTIME PHONE: ( )	CELL PHONE: ( )	FAX: ( )

**APPLICANT / OWNER CERTIFICATION**

*I hereby I agree to conform to all applicable laws of this jurisdiction. I understand that any falsification could lead to denial or criminal penalties, or revocation of any permit pursuant to this application. I agree that occupancy will not commence prior to final approval and/or prior to any abatement of condition noted by the City officer.*

Applicant/ Agent Signature	Date
Property Owner/ Agent Signature	Date

**V. PAYMENT:**

INSPECTION FEE	\$	DATE PAID:	/	/ 20	CASH	CHECK #
<b>PERMIT NO.</b>						



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*Zoning Occupancy Application  
 Non-Residential/Commercial*

## READ CAREFULLY

**THE FOLLOWING CODES LISTED UNDER CITY ORDINANCES, ICC INTERNATIONAL PROPERTY MAINTENANCE CODE 2012 AND ZONING WILL BE INSPECTED; HOWEVER, THIS INSPECTION IS NOT LIMITED TO THE LISTED.**

### EXTERIOR:

<b>302.1 Sanitation.</b> All <i>exterior property</i> and <i>premises</i> shall be maintained in a clean, safe and sanitary condition.	<b>302.5 Rodent harborage.</b> All structures and <i>exterior property</i> shall be kept free from rodent harborage and <i>infestation</i> .
<b>302.4 Weeds.</b> All <i>premises</i> and <i>exterior property</i> shall be maintained free from weeds or plant growth in excess of 10 inches.	<b>302.3 Sidewalks and driveways.</b> All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
<b>302.7 Accessory structures.</b> All accessory structures, including <i>detached</i> garages, fences and walls, shall be maintained structurally sound and in good repair.	<b>302.8 Motor vehicles.</b> Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any <i>premises</i> , and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled.
<b>304.4 Structural members.</b> All structural members shall be maintained free from <i>deterioration</i> , and shall be capable of safely supporting the imposed dead and live loads.	<b>[F] 304.3 Premises identification.</b> Buildings shall have minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm) address numbers placed in a position to be plainly legible and visible from the street or road fronting the property.
<b>304.6 Exterior walls.</b> All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent <i>deterioration</i> .	<b>304.5 Foundation walls.</b> All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
<b>304.9 Overhang extensions.</b> All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly <i>anchored</i> so as to be kept in a sound condition.	<b>304.7 Roofs and drainage.</b> The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or <i>deterioration</i> in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions.
<b>304.12 Handrails and guards.</b> Every handrail and <i>guard</i> shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.	<b>304.10 Stairways, decks, porches and balconies.</b> Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
<b>304.15 Doors.</b> All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to <i>dwelling units</i> and <i>sleeping units</i> shall tightly secure the door.	<b>304.13 Window, skylight and door frames.</b> Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
<b>308.1 Accumulation of rubbish or garbage.</b> All <i>exterior property</i> and <i>premises</i> , and the interior of every structure, shall be free from any accumulation of <i>rubbish</i> or <i>garbage</i> .	<b>304.16 Basement hatchways.</b> Every <i>basement</i> hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.
<b>308.3.2 Containers.</b> The <i>operator</i> of every establishment producing garbage shall provide, and at all times cause to be utilized, <i>approved</i> leak proof containers provided with close-fitting covers for the storage of such materials until removed from the <i>premises</i> for disposal.	<b>[P] 507.1 General.</b> Drainage of roofs and paved areas, <i>yards</i> , and courts, and other open areas on the <i>premises</i> shall not be discharged in a manner that creates a public nuisance.
<b>[Z] 207.6</b> No required yard in any district shall be used for parking vehicles except on a driveway. In single-family developments, not more than twenty-five percent (25%) of the front yard may be devoted to driveway access. In single-family attached developments, not more than fifty percent (50%) of the front yard may be devoted to driveway access. In multi-family developments, not more than fifty percent (50%) of front yard may be devoted to driveway access. In non-residential districts, driveway access shall be permitted by site plan approval.	<b>[Z] 308 Off Street Parking.</b> Every off-street parking space shall have a rectangular area of not less than nine feet by eighteen feet. Every off-street parking shall be graded for proper drainage and surfaced so as to provide a durable and dustless surface.

### INTERIOR:

<b>305.2 Structural members.</b> All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.	<b>305.3 Interior surfaces.</b> All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.
<b>305.4 Stairs and walking surfaces.</b> Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.	<b>305.5 Handrails and guards.</b> Every handrail and <i>guard</i> shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
<b>305.6 Interior doors.</b> Every interior door shall fit reasonably will within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.	<b>309.1 Infestation.</b> All structures shall be kept free from insect and rodent <i>infestation</i> .

<p><b>403.5 Clothes dryer exhaust.</b> Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted outside the structure in accordance with the manufacturer's instructions.</p>	<p><b>504.1 General – Plumbing Systems &amp; Fixtures.</b> All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.</p>
<p><b>504.3 Plumbing system hazards.</b> Where it is found that a plumbing system in a structure constitutes a hazard to the <i>occupants</i> or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage, improper installation, <i>deterioration</i> or damage or for similar reasons, the <i>code official</i> shall require the defects to be corrected to eliminate the hazard.</p>	<p><b>505.1 General – Water System.</b> Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an <i>approved</i> private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the <i>International Plumbing Code</i>.</p>
<p><b>505.3 Water Supply.</b> The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. <b>WATER MUST BE ON FOR INSPECTIONS.</b></p>	<p><b>505.4 Water heating facilities.</b> Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110°F (43°C). An <i>approved</i> combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.</p>
<p><b>[P] 506.1 General.</b> All plumbing fixtures shall be properly connected to either a public sewer system or o an approved private sewage disposal system.</p>	<p><b>[P] 506.2 Maintenance.</b> Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstruction, leaks and defects.</p>
<p><b>[P] 506.3 Grease interceptors.</b> Where it has been determined that a grease interceptor is not being maintained and serviced as intended by this code and the manufacturer's instructions, an approved interceptor monitoring system shall be provided or a maintenance program shall be established with documentation submitted to the <i>code official</i>.</p>	<p><b>602.3 Heat supply.</b> Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from <u>November 1<sup>st</sup></u> to <u>April 30<sup>th</sup></u> to maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms. <b>HEAT MUST BE ON FOR INSPECTIONS</b></p>
<p><b>602.4 Occupiable work spaces.</b> Indoor Occupiable work spaces shall be supplied with heat during the period from November 1<sup>st</sup> to April 30<sup>th</sup> to maintain a temperature of not less than 65° F (18° C) during the period the spaces are occupied.</p> <p><b>Exceptions:</b></p> <ol style="list-style-type: none"> <li>1. Processing, storage and operation areas that require cooling or special temperature conditions.</li> <li>2. Areas in which persons are primarily engaged in vigorous physical activities.</li> </ol>	<p><b>603.1 Mechanical appliances.</b> All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.</p>
<p><b>603.3 Clearances.</b> All required clearances to combustible materials shall be maintained.</p>	<p><b>603.2 Removal of combustion products.</b> All fuel burning equipment and appliances shall be connected to an approved chimney or vent. <b>Exception:</b> Fuel-burning equipment and appliances which are <i>labeled</i> for unvented operation.</p>
<p><b>604.1 Electrical Facilities required.</b> Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605. <b>ELECTRICITY MUST BE ON FOR INSPECTIONS.</b></p>	<p><b>603.4 Safety controls.</b> All safety controls for fuel-burning equipment shall be maintained in effective operation.</p>
<p><b>604.3 Electrical hazards.</b> Where it is found that the electrical system in a structure constitutes a hazard to the <i>occupants</i> or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, <i>deterioration</i> or damage, or for similar reasons, the <i>code official</i> shall require the defects to be corrected to eliminate the hazard.</p>	<p><b>605.2 Receptacles.</b> Every <i>habitable space</i> in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Every <i>bathroom</i> shall contain at least one receptacle. Any new <i>bathroom</i> receptacle outlet shall have ground fault circuit interrupter protection.</p>
<p><b>604.3 Electrical system hazards.</b> Where it is found that the electrical system in a structure constitutes a hazard to the <i>occupants</i> or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, <i>deterioration</i> or damage, or for similar reasons, the <i>code official</i> shall require the defects to be corrected to eliminate the hazard.</p>	<p><b>704.1.1 Automatic sprinkler systems.</b> Inspection, testing and maintenance of automatic sprinkler systems shall be accordance with NFPA 25.</p>
<p><b>704.1 General.</b> All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all time in accordance with the <i>International Fire Code</i>.</p>	<p><b>704.2 Smoke alarms.</b> In each story within a <i>dwelling unit</i>, including <i>basements</i> and cellars but not including crawl spaces and uninhabitable attics. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of <i>bedrooms</i>. In each room used for sleeping purposes.</p>
<p><b>FIRE PROTECTION SYSTEMS:</b></p> <p><b>F-504.1.</b> All fire protection systems shall be maintained in an operative condition at all times.</p> <p><b>F-519.1. Portable Fire Extinguishers</b> shall bear the label of an approved agency, be of an approved type and serviced and tagged annually. Installed in a visible location to which occupancy have access.</p>	<p><b>COMMERCIAL KITCHEN EXHAUST SYSTEMS:</b></p> <p><b>F-309.1.</b> Each existing commercial cooking appliance utilized for commercial purposes shall be protected with an approved exhaust hood and duct system.</p> <p><b>F-309.1.1.</b> Each exhaust hood and duct system shall be protected with an approved automatic fire suppression system.</p> <p><b>F-309.2.</b> Commercial kitchen exhaust hood and duct system shall be cleaned to remove deposits of residue and grease.</p> <p><b>F-501.4.</b> Dedicated smoke control systems shall be inspected and operated a 6-month intervals, all other fire protection systems, including emergency generators shall be tested at not greater than 12-month intervals.</p>
<p><b>FIRE DOORS:</b></p> <p><b>F-303.4.1.</b> Door stops wedges and other unapproved hold-open devices shall be prohibited.</p> <p><b>F-303.4.2.</b> Swinging fire doors shall close from the full-open position and shall latch automatically.</p>	<p><b>ILLUMINATION AND SIGNS:</b></p> <p><b>F-610.2.</b> All means of egress shall be indicated with approved "Exit" signs where required. All exit signs shall be maintained visible, and all illuminated exist signs shall be illuminated at all times that the structure is occupied.</p>