

Borough of North Braddock
600 Anderson Street
North Braddock PA 15104
www.northbraddockborough.com
Phone: (412) 271-1306 ext. 204
Email: northbraddock.codes@gmail.com



Occupancy Permit Application

Fee: \$75 per Residential Unit - \$125 Commercial Occupancy

Property Address: _____ **Unit #:** _____

Building Type: ☐ Residential ☐ Multi-Family ☐ Commercial ☐ Rental

Contact Person: _____

Phone: _____ **Email:** _____

Owner/Seller Name: _____

Address: _____

City/State/ZIP Code: _____

Phone: _____ **Email:** _____

Buyer Name: _____

Address: _____

City/State/ZIP Code: _____

Phone: _____ **Email:** _____

Common violations include but are not limited to:

- Trash ●Gutters ●Garages ●Roof-Drainage ●Glazing ●Sidewalks ●Stairs ●Weeds ●Storage
- Extermination ●Plumbing ●Chimneys ●Handrails ●Windows

Violations of the following will result in the rejection of the unit until violations are corrected:

- Porches ●Foundation ●Electrical

Fire Separation and Smoke/CO2 Detectors:

Detectors must be on every level including inside of bedrooms. Integral garages require a minimum of 1-hour fire separation. Ceiling must be fire rated and solid wood 1 3/8" with door between structures.

Violations discovered during a requested Occupancy Permit Inspection will disqualify the unit from occupancy consideration and will result in a Violation Notice being issued to the owner and further follow-up to ensure corrections have been made. Any and all re-inspections will result in an additional fee of \$25 for each inspection until corrections have been completed

It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or

Payment Received: ☐ \$75 ☐ \$125

On Date: _____

otherwise dispose of to another until the provision of the compliance order or notice of violation has been complied with.

Occupancy Permit Requirements

The following updates are customary to residential occupancy permit requirements. Note that this does not limit the types of violations cited during an occupancy inspection:

Exterior maintenance of property

Smoke Detectors (1 per floor, 1 per bedroom) battery operated is acceptable for existing homes
Single- or multiple-station smoke alarms shall be installed in all the following locations: 1. In sleeping areas 2. In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit. 3. In each story within the sleeping unit, including basements.

Carbon Monoxide Detection shall be installed in dwelling units outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel burning appliance is located within a bedroom or its attached bathroom carbon monoxide detection shall be installed within the bedroom. Combination carbon monoxide/smoke alarms shall be an acceptable alternative to carbon monoxide alarms. Combination carbon monoxide/smoke alarms shall be listed in accordance with UL 2034 and UL 217

Ground Fault Circuit Interrupter (GFCI) plugs in kitchen, bathroom, and within 6' of water. (exterior, unfinished basement, garage)

Handrails when there are more than 4 risers (inside and outside) on one side

Proper venting of hot water tank and furnace (fossil fuel)
Hot water tank shall have a blow-off tube attached

Bath: fan in all bathrooms where a window is not present

Health and safety issues (trash, high grass, abandoned vehicles, etc)

Electrical wiring in good condition

Plumbing must be in compliance with the International Plumbing Code

Integral garage ceilings must be completely separated from living space above

Must have solid wood or steel door with threshold between basement and an integral garage.
Solid wood 1 3/8" satisfies the code.

Every room shall have two (2) remotely located electrical outlets.