

### Requirement for Obtaining Certificate of Occupancy, Review and Compliance:

East Stroudsburg Borough Code Sec.122.14, requires that 15 days prior to change of ownership or any building or structure, it shall be the obligation of the legal owner of such building or structure to notify the Code Enforcement Officer of such pending change and to request an inspection, report and certificate of occupancy.

### Inspection, Report and Certificate of Occupancy

Pending a change of ownership, the Code Enforcement Officer or his designate shall inspect the Building to determine if the structure is in compliance with the following requirement:

- (1) Zoning Compliance: The subject property must be in compliance with the East Stroudsburg Zoning Code. If the property is a non-conforming use, a certificate of non-conforming use must be supplied by the owner or obtained by the Borough.
- (2) A smoke detection system complying with the requirements of the Uniform Construction Code must be installed (interconnected either by wire, wireless technology or other approved means)
- (3) The fire resistance ratings required for commercial, industrial, two and multi-family dwellings shall be in place and in good repair. A side by side two family dwelling unit will require a one hour rated wall from basement to roof line. A one hour rated wall (5/8" type X sheetrock or equivalent) is required between attached garage and the dwelling. There can not be a door leading into a bedroom from the garage.
- (4) Handrails and guardrails must support at least a 200-pound load, intermediate rails, balusters or ornamental closures must not allow passage of a four-inch diameter object. Guardrails are required for any area more than thirty (30") above adjacent grade. Handrails are required for four or more risers.
- (5) Curbs sidewalks and walkways to the main entrance door shall not have a deviation of elevations of one inch or more since this constitutes a tripping hazard. Any repairs to curbs and sidewalks shall meet the sidewalk specifications contained in Chapter 240 (Subdivision and Land Development) of the Code of the Borough of East Stroudsburg.
- (6) Ground fault circuit interrupters shall be installed where required by the Uniform Construction Code. (These areas include: within six feet of any sink, unfinished garages and basements, and all exterior locations). There shall be no unfilled openings within the electrical panel or fuse box (dead front).
- (7) The plumbing system must be in good repair with no leaks or other obvious defects.
- (8) All building and structures are required to have a street address number posted with numerals at least 3.5 inches high, clearly visible from the street.

**ORDINANCE NO. 1211 IS AVAILABLE UPON REQUEST.**