

Certificate of Resale Requirements.

Not less than 15 days prior to the change of ownership of 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 on a form provided by the Borough and to request an inspection, report and Certificate of Resale as provided for hereinafter.

Inspection requirements for a Certificate of Resale.

- (i) Zoning compliance. The subject property must be in compliance with the East Stroudsburg Zoning Code. If the property is a nonconforming use, a certificate of nonconforming use must be supplied by the property owner or obtained from the Borough.
- (ii) 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).
- (iii) The fire resistance ratings required for commercial, industrial, two- and multifamily dwellings shall be in place and in good repair. Typically, 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 inch Type X sheetrock or equivalent) is required between an attached garage and the dwelling. There cannot be a door leading into a bedroom from the garage.
- (iv) Handrails and guardrails must support at least a two-hundred-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 30 inches above adjacent grade. Handrails are required for four or more risers.
- (v) Curbs, sidewalks and walkways to the main entrance door shall not have a deviation of elevation 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 **140**, Subdivision and Land Development, of the Code of the Borough of East Stroudsburg.
- (vi) 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).
- (vii) The plumbing system must be in good repair with no leaks or other obvious defects.
- (viii) All buildings and structures are required to have a street address number posted with numerals at least 3.5 inches high, clearly visible from the street.