

**TOWNSHIP OF BETHEL
DELAWARE COUNTY, PENNSYLVANIA**

ORDINANCE NO. 163 OF 2005

**AN ORDINANCE OF THE TOWNSHIP OF BETHEL DELAWARE COUNTY,
PENNSYLVANIA, ESTABLISHING THE REQUIREMENT FOR OCCUPANCY
PERMITS FOR INITIAL AND CONTINUED OCCUPANCY OF A BUILDING**

WHEREAS, the Board of Supervisors believes it to be in the best interest of the residents of the Township of Bethel to require Occupancy Permits for both the initial and continued occupancy and use of any building or land.

NOW THEREFORE IT IS HEREBY ENACTED AND ORDAINED by the Board of Supervisors of the Township of Bethel, Delaware County, Pennsylvania, as follows:

1. OCCUPANCY PERMITS

(a) Applicability.

An occupancy permit shall be deemed to authorize and is required for both initial and continued occupancy and use of the building or land to which it applies. Such a permit shall certify that the premises have been inspected and comply with all previously approved plans and all conditions or safeguards attached to the issuance of a zoning permit. It shall also certify that the premises comply with all other applicable requirements of the Township of Bethel. The following shall be unlawful until an occupancy permit shall have been applied for and issued by the Zoning Officer:

- (1) Occupancy and use of a building erected, reconstructed, restored, altered, moved or any change in use of an existing building;
- (2) Occupancy, use or any change in use of vacant land;
- (3) Any change in use of a non conforming use; and
- (4) Any change in ownership in residential owner-occupied structures and new tenancy in rental facilities.

(b) Applications.

Application for an occupancy permit shall be made on forms furnished by the Township after the building or part thereof has been erected, the change in use has been completed or the land placed in use. In the case of a change in ownership or tenancy of an existing residential building, an occupancy permit shall be applied for by the owner of such a building upon the sale or rental respectively.

(c) Action by the Zoning Officer

The Zoning Officer shall, within fifteen (15) days of application of filing, inspect the premises and either certify their compliance with the previously approved plans and all conditions and safeguards stated upon issuance of a zoning permit or deny such certification. In the case of a change in use of an existing building or vacant land (when no zoning permit is required), the Zoning Officer shall verify compliance with the applicable zoning regulations.

Upon establishment of compliance in any of the aforementioned cases, the Zoning Officer shall note his certification on the occupancy permit form in one column designated for zoning inspections. The certified occupancy permit form shall be forwarded to the Zoning Officer for further processing.

If the Zoning Officer's certification of the occupancy permit form is denied, the Zoning Officer shall state in writing the reasons for such denial.

The items to be inspected are:

1. All Hand Rails and Guards to meet standards of Height and Locations of the 2003 International Residential Code or Current Code.
2. House Numbers must be of Reflecting Numbers on a contrasting back ground and be at least 3" in height and have a ½ inch stroke.
3. Ingress and Egress into the House. Must have (1) all weather surface and not have any trip surfaces and maintained in good condition.
4. Smoke Detectors one every level and one every bedroom, Either battery operated or hard wired with battery back up or both.

5. Ground Fault Interrupter Outlets to meet all requirements of the 2003 International Residential Code Locations: Kitchen, Bath Rooms, Garage, Basement, Exterior of the Home.
6. Sidewalks to Conform to Ordinance No. 115 Section 1 and delete the word Curb.

2. FEES

- (a) The Board of Supervisors shall establish by resolution, a schedule of fees, charges, expenses and collection procedures for building permits, sign permits, special exceptions, variances, appeals, amendments and other matters pertaining to this Ordinance.
- (b) A schedule of fees shall be posted in the office of the Zoning Officer and may be altered or amended by the Board of Supervisors only.
- (c) The cost of permits shall be based on a fee schedule as established from time to time by the Board of Supervisors.
- (d) No action shall be taken on any application for any special exception, variance, appeal or other similar matter pertaining to this Ordinance until all application fees, charges and expenses have been paid in full.

ENACTED AND ORDAINED this 8th day of March , 2005.

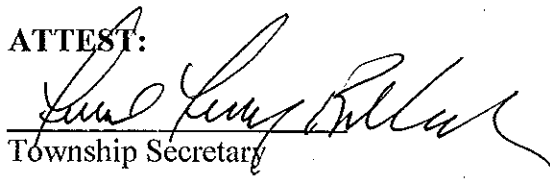
**TOWNSHIP OF BETHEL
BOARD OF SUPERVISORS**


L. MICHAEL GEORGE


RICHARD HAMALAK

SHARON L. HANNUM

ATTEST:



Township Secretary