

**BEDMINSTER TOWNSHIP LAND USE OFFICE**

**432 ELEPHANT ROAD  
PERKASIE, PA 18944  
215-249-3320 FAX 215-249-8270**

In accordance with Bedminster Township Zoning Ordinance 156 and Chapter 1 of the 2006 IPMC (International Property Maintenance Code), any owner or authorized agent intending to transfer ownership and/or change the occupancy of a residential property must first apply for and receive a "Certificate of Occupancy" issued by the Code Enforcement Officer. Applicants must demonstrate compliance with the International Property Maintenance Code and the Bedminster Township Zoning Ordinance. Upon submission of this application, an inspection will be scheduled. Specific items to be inspected for compliance include but are not limited to the following Sections of the IPMC:

**Fee\$50.00**

1. Property being used in accordance with the Township Zoning Ordinance
2. House number posted property with required size (4" height, Section 304.3)
3. Working fans in non-ventilated bathrooms(Section 403.2)
4. No visible openings in wall board (Section 305.3)
5. No visible openings in exterior which would allow weather to breach interior (Section 304.2)
6. No visible exposed and uncapped electric wires or uncovered receptacles (Section 605)
7. GFCI on all receptacles within 6' of a water source (Section 605.2)
8. Handrails and guardrails in accordance with section 306.1, all exterior and interior flights of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches above the floor or grade below shall have guards
9. No unfilled openings in circuit breaker box (Section 604.3)
10. Functioning smoke detectors at each level (including basements and attics per section 704)
11. Pools must be fenced post 1987 (Section 303)
12. No defective pipes or leaks in plumbing (Section 504.1)
13. Sump pump away from house and not hooked up to sewer system (Section 507.1)
14. Dryer must be vented to the outside (no plastic vent pipe, Section 403.5)
15. Fireplace must have no openings or cracks (Section 305.1)
16. Chimney must be clean and no obstructions (Section 305.1)
17. Attached garages must have fire separation of 1 layer of 1/2" drywall and a "C" labeled door (Section 703)
18. The transferor of property shall supply the transferee and Township with a Pumper and Inspection report of the septic system from an authorized person or company in accordance with Township Ordinance # 164 (Applicable for on-lot septic systems only).

Name of Owner \_\_\_\_\_ Phone# \_\_\_\_\_  
Physical address \_\_\_\_\_  
Name of New Owner \_\_\_\_\_  
TMP# \_\_\_\_\_ Zoning Classification \_\_\_\_\_  
Settlement Date \_\_\_\_\_ Will property be used as a rental \_\_\_\_\_

Owner must sign and return with a check made out to Bedminster Township at which time you will be contacted for an inspection made by our office.

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_