

FAQ for Commercial and Residential Use and Occupancy Inspections

The below inspection items are the most common minimum occupancy requirement items not approved at the time of inspection.

Residential U&O Inspections: Single Family Homes and Apartments

- Smoke and CO Alarms not installed at all required locations - see separate U&O general information sheet
- Smoke and CO Alarms not working or operational when pressing the test buttons
- Double Keyed deadbolts present - no thumb latch present on inside of door deadbolt
- No hot water
- No heat operational
- No utilities turned on - water, electric or gas operational
- No house numbers
- Apartments require a fire extinguisher with a good charge near the kitchen area. It does not need to be tagged, but the charge must be in the green on the gauge

Commercial U&O Inspections:

- Exit signs and/or emergency lights are not operational when pressing the test buttons. Typical of the backup battery being bad or faulty/old fixture
- Exit sign bulbs needing to be replaced - bulbs not illuminating the exit sign or illuminating sign when using the test button - 2 different bulbs
- Fire Extinguishers not currently tagged with an inspection from the third-party certified Fire Extinguisher maintenance company - annual inspections required
- No hot water
- Double Keyed deadbolt present without any required signage per the International Building Code as applicable to the Use
- No building or suite numbers visible or present
- For Restaurants - kitchen hood not currently inspected or cleaned as needed (every 6 months typical, but every 3 months for heavy grease cooking) and Ansul System not currently tagged or inspected
- Fire Alarm or Sprinkler Systems not being currently tagged or inspected

The above is not an all-inclusive list, but the most common items not maintained that causes a not approved result and a reinspection required.

If you should have any additional questions, please email the Clerk at clerk@langhorneborough.com and they can forward your questions to the Building Code Official or Building Inspector.

Please note: These items listed are for general guideline purposes and other issues or conditions may be addressed at the discretion of the building inspector.