

Bedminster Township Supervisors

MUNICIPAL BUILDING ☒
432 Elephant Road
Perkasie, PA 18944
(215) 249-3320 / Fax (215) 249-8270

PUBLIC WORKS ☐
9 Creek Road
Ottsville, PA 18942
(215) 795-2669

www.bedminsterpa.com

In accordance with Bedminster Township Zoning Ordinance No. 206, 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 Ordinance No. 206 and the Bedminster Township Zoning Ordinance. Upon submission of this application, an inspection will be scheduled. Specific items to be inspected for compliance include the following sections of the International Property Maintenance Code:

Fee: \$60.00

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. No visible exposed and uncapped electric wires or uncovered receptacles (Section 605).
4. GFCI on all receptacles within 6 feet of a water source (Section 605.2).
5. 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.
6. No unfilled openings in circuit breakers box (Section 604.3).
7. Functioning smoke detectors at each level, including basements and attics (Section 704).
8. Pools must be fenced post 1987 (Section 303).
9. No defective pipes or leaks in plumbing (Section 504.1).
10. Sump pump away from house and not hooked up to sewer system (Section 507.1).
11. Dryer must be vented to the outside (no plastic vent pipe, Section 403.5).
12. Attached garages must have fire separation of one layer of ½" drywall only on common wall(s) between garage and dwelling (Section 703).
13. The seller of property shall supply the Township with the seller's certification of septic system.
14. For transfer of commercial/industrial properties undergoing change in use of occupancy, a building permit is required in accordance with the PA UCC prior to occupancy.

WHO SHOULD BE CONTACTED TO SET UP INSPECTION: Name _____

Email address _____ Phone No. _____

Name of Owner: _____ Phone No: _____

Physical Address: _____

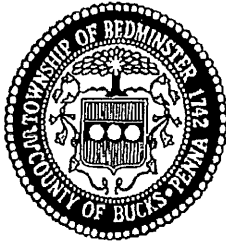
Name of New Owner: _____

Tax Map Parcel No: _____ Zoning Classification: _____

Settlement Date: _____ Will property be used as a rental _____

Owner (s) or agents must sign and return with a check payable to Bedminster Township, upon receipt the Township will make contact to arrange a time for the inspection.

Signature of Applicant: _____ Date _____



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MUNICIPAL BUILDING ☐
3112 Bedminster Road
P.O. Box 92
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ANNEX BUILDING ☒
432 Elephant Road
Perkasie, PA 18944
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In accordance with Township Sewage Ordinance #207, these procedures shall be followed by the owner of the OLDS and the Pumper when a transfer of property occurs and when the owner of an OLDS covered by an O&M Agreement receives notice to have his or her system pumped and inspected.

Upon completion of this required pumping, the Pumper shall complete a Township provided Pumper Report and Inspection Report, Deliver both original reports to the seller, and deliver a copy of each report to the Township within 30 days of the pumping. Prior to the transfer the seller shall provide the buyer with copies of the Pumper Report and Inspection Report and shall provide at closing, if available, a copy of the manufacturer's recommendations and owner's manual to the buyer.

PUMPER REPORT

Name and address of system owner: _____

Name of current occupant and number of system users _____

Property address where system is located, if different from owner's _____

Permit number and date existing system was installed (month/year) _____

Date of last previous pump-out (month/year) _____

Date of current pumping, tank capacity and material _____

Amount (gallons) of septage, sludge, and/or other material removed _____

Statement of general system condition _____

Please provide a description and diagram of the location of the treatment tank, risers, access hatches, pump tanks, filters, D-box, absorption areas, etc. with distances relative to two fixed landmarks.

Presence and condition of baffles in all tanks and compartments _____

List of other maintenance performed _____

Indication of system malfunction observed _____

List of recommendations for system rehabilitation _____

List of water conservation devices in use _____

DEP permit# and site name for destination of the septage _____

INSPECTION REPORT

The inspection report shall include information regarding the presence of any or all of the following;

Defective tank components (lids, baffles, dividers, etc.) _____

Water level above outlet pip elevation prior to pumping _____

Backflow from the absorption area following or during pumping _____

Inflow from building(s) served to verify connection to the building(s) _____

Surface discharge, ponding, or other signs of malfunction in the vicinity of the absorption
area _____

Any other possible or potential problem with the sewer
system _____

Pumper name, address, State Certification number, Township Permit number if applicable, and phone
number _____

Signature of Pumper _____