

s.hughes@irwinborough.org

724-864-3100

424 Main Street, Irwin, PA 15642

Application for Lateral Inspection / Dye Test / Occupancy/

Sewage and Garbage No-Lien Letter

Lateral Inspection & Dye Test

Residential Occupancy

Commercial Occupancy

\$245.00

\$50.00 per unit

\$100.00 per unit

(Lateral \$225.00 Dye \$20.00)

The application and full payment for testing must be received at least 15 days prior to the scheduled closing of sale or refinance.

Please make checks payable to Borough of Irwin.

The homeowner is responsible for paying for the tests and the closing company, attorney or bank pays for the no-lien letter.

PROPERTY INFORMATION

Property Address _____

Property Owner(s) or Representative Name _____

Mailing Address of owner (if different from above)

Owner Contact Number _____

Residential or Commercial _____

Sale or Refinance _____

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DYE TEST INSPECTOR INFORMATION

Company Name _____ Phone Number _____

Company Address _____

Dye Test Pass or Fail _____

Certification/ ID Number _____ Inspector Name _____

Inspector Signature _____ Date _____

Dye Tests are to be submitted to the Borough after completion

§ 200-35. Certificate of compliance. [Amended 12-13-2017 by Ord. No. 962; 3-11-2020 by Ord. No. 2-2020]

It shall be unlawful for any owner of real property in the Borough of Irwin on which a building is or should be connected to the Borough of Irwin sanitary sewer system to sell, convey, assign or transfer, or obtain or refinance a mortgage, home equity line of credit or other loan thereon, any real property, by deed, agreement of sale, article of agreement or otherwise, to any person not already an owner thereof, without first securing a certificate of compliance issued by the Borough of Irwin with respect to the real property being transferred, certifying compliance with all laws, ordinances, rules and regulations of the Borough of Irwin and the Commonwealth of Pennsylvania relative to the tapping into, discharging into or connection with the Borough of Irwin sanitary sewer system. The Borough shall determine compliance by physically inspecting said real property, including, without limitation, the televising of all sewer connections, lines, laterals, and other sanitary sewage facilities. A certificate of compliance shall not be required where the existing property owner is obtaining financing, whether a new or refinanced mortgage, home equity line of credit or other loan on the subject property, and a certificate of compliance was issued for the subject property within the previous 36 months.

§ 200-36. Application for certificate.

An application for a certificate of compliance shall be made to the Borough of Irwin Secretary/Manager and/or the Borough's Code Enforcement Officer with a copy to the Borough Secretary/Manager or it or their designee on forms furnished by the Borough, and it shall be accompanied by a fee in such amount as is set by the Council for the Borough of Irwin from time to time by resolution. The fee will be for the application and initial inspection. Should any additional inspections be required, an additional fee shall also be required and shall also be set by the Irwin Borough Council by way of resolution.

§ 200-37. Issuance of certificate of compliance.

Upon receipt of a properly completed application for certificate of compliance, the Code Enforcement Officer or his designee shall, within 10 calendar days, physically inspect the real property and determine its compliance with all laws, ordinances, rules and regulations applicable and, if determining compliance, shall issue a certificate of compliance within 48 hours.

§ 200-38. Noncompliance and remedial action.

If it is determined that the real property is not within compliance, the property owner shall receive an itemized list of each violation and an explanation detailing the required remedial action that must be taken to bring the property into compliance within 30 days of receipt of said list of violations. Upon notification by the real property owner that the remedial action has been completed, the inspector shall reinspect the property within three working days and, if the property is in compliance, a certificate of compliance shall be issued within 48 hours. If upon reinspection it is determined that the property is not in compliance, the foregoing procedures shall be followed until compliance is found and all required fees have been paid.

§ 200-39. Appeal. [Amended 7-14-2021 by Ord. No. 995]

Any person or persons aggrieved by a determination of noncompliance may, within 15 days of receipt of notice of the same, file a written appeal to the Borough of Irwin Council. The appeal shall be in writing and set forth in reasonable detail what exception is taken and the reasons for it and the proposed remedy. Upon receipt of an appeal and payment of the required filing fee, to be set by Council by way of resolution, Council shall schedule a hearing within 30 calendar days of receipt and shall conduct a public hearing in the manner prescribed by ordinances for hearings by said body.

§ 200-40. Fees; violations and penalties. [Amended 12-13-2017 by Ord. No. 962; 7-14-2021 by Ord. No. 995]

Any property owner/applicant shall pay an application fee and a fee of for the certification of compliance. These rates shall be changed from time to time by way of resolution. Any person violating any provision of this article shall, upon conviction thereof, be sentenced to pay a fine of not more than \$600 plus costs of prosecution and, in default of payment of such fine and costs, to undergo imprisonment for a period not to exceed 30 days. Each day that the violation continues shall be a sole and separate offense.

To sell or refi a home in Irwin Borough

1. Hire your own Plumber. They need to turn over the dye test results to Irwin Borough. They can fax to 724-864-3108 or drop off at the Borough office 424 Main st.
2. Once the dye test results are turned in, Lateral inspection will be done by a borough employee.
3. Lateral passes inspection. An appointment will be made to do your occupancy permit
4. Once all testing is done/passed and complete. We will release the no- lien letter to the closing company.

***Fee amounts are due before any of the testing can be complete.

Lateral- \$245.00

Occupancy- \$50.00

Closing company or attorney is responsible for the \$40 no-lien letter.

Any questions please contact the Irwin Borough office at 724-864-3100

What is a Dye Test?

Dye testing involves placing dye into the toilets, sinks, downspouts, area drains, laundry sinks, etc. and then flushing with water to determine where these facilities are connected. Sources of storm water, such as downspouts, stairwell drains, driveway drains, etc. are not permitted to drain into the Boroughs system.

In the event that your drains are not connected to the Borough sewers it is likely that evidence of the dye may appear in your lawn, where these drains normally exist. The dye is nontoxic and will not harm your lawn, landscaping, or pets. It will disappear within a few days. However, care should be taken to not walk on the affected areas until the dye disappears, since the dye may adhere to shoes.

Please notify the authority if you have storm water sources connected to a cistern

What is a Televised Lateral Inspection?

The lateral inspection involves inserting a camera into the site tee, vent, or cleanout. The crew and owners can view the inside of the lateral on a video screen. The absence of an air vent or cleanout is an automatic failure. Owners should locate these devices prior to the inspections. Properties with a backflow valve may need to be televised from within the home and the owner or a representative must be present.

What is a Municipal Lien Letter?

Municipal lien letters provide information for your closing company on the account balance, status of the inspections and existence of any lien against the property as of the scheduled date of closing



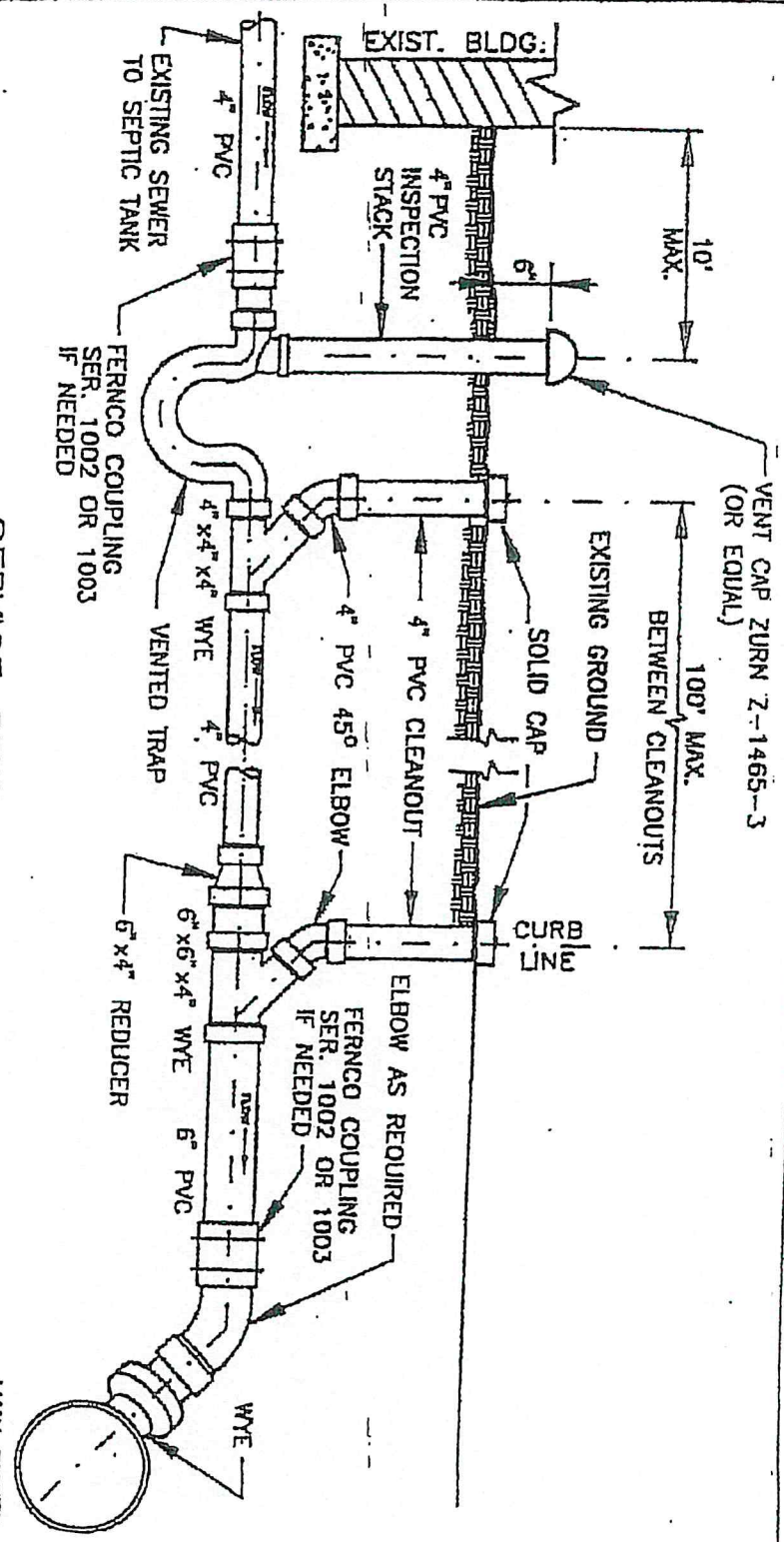
Irwin Borough

424 Main Street Irwin Pa 15642

Televised lateral Inspections and Dye Test

In 2017 Irwin Borough adopted rule and regulations which mandate the televised inspection of sanitary sewer laterals prior to the sale, transfer or refinancing of any property. Lateral lines are the homeowner's private sewer line that connects the home to the main line. The lateral inspection is in addition to the dye test that has been required for many years. The combined cost of the test is currently \$225.00 but is subject to change. The cost for the Borough lien letter is \$40.00, also subject to change. The cost of the dye test permit is \$20.00, also subject to change.

It is extremely important to schedule these test as soon as you decide to sell, transfer or refinance your property so as not to delay your closing. Paid requests for the test, as well as for the municipal lien letter, must be received in the Borough office at least 14 days prior to the scheduled closing. Forms and additional information are available at the boroughs office.



SERVICE SEWER - DETAIL

SCALE: NONE

NOTES:

- 1. SERVICE SEWER SHOULD HAVE MINIMUM SLOPE OF 1/4" PER FT. (WHEN AVAILABLE)

APPROVED SERVICE SEWER TYPES

- P.C.V. ASTM F 3024 (SCH. 40, SOLVENT CEMENTED OR COMPRESSION GASKETS)
- A.B.S. ASTM D 2751 (SCH. 40, SOLVENT CEMENTED OR COMPRESSION GASKETS)

IRWIN BOROUGH
SERVICE SEWER STANDARD

DATE: 8-3-91

R.F. MITTAL & ASSOC.



Irwin Borough Occupancy Inspection Checklist

\$50.00 Initial Inspection
\$25.00 Per Any Re-Inspection

The Borough of Irwin has required you to get an occupancy inspection based upon a real estate transfer or occupant/tenant turnover request. The following is intended to help communicate the process and give you the best information for the upcoming inspection. Please make sure the following items are prepared and ready for the inspector PRIOR to scheduling.

The intention of this inspection is to ensure that the minimum code standard for an occupancy permit (prior to issuance). This is NOT a home inspection and is not intended to replicate a civil home inspection process. Deficiencies found during the inspection process are reported to the onsite applicant or representative verbally and may be recorded directly to help resolve any issues or deficiencies. Once the inspector has all areas of the inspection completed, a hard copy will be sent to the property owner.

EXTERIOR

1. Gutters, storm water drainage, sidewalks, steps (including handrails), landings, gates, fences, and exterior lighting (illumination) must be in working order and all hazards are repaired in good working order.
2. A visible exterior address marker must be displayed at least 4 inch minimum from the street or roadway. Apartment dwellings must be clearly marked on the outside of the apartment for public safety.
3. All proper egress entryways, exit ways, and windows operate properly.

INTERIOR

1. Smoke detectors are present and operating in every sleeping area, hallway, common areas, and basement.
2. The proper rated separation between the garage and livable spaces or basements.
3. Carbon Monoxide detection must be present near any gas fired appliance. Examples but not limited to- Water tanks, furnaces, boiler systems, fireplaces. Also required in hallway area nearest to any sleeping area. Combination smoke/carbon monoxide detectors may be used in residential dwellings.
4. All pathways and emergency exit (egress) paths are opened and unobstructed. This may include but is limited to doorways, windows (ventilation) and basement windows.
5. All necessary mechanical and plumbing systems must be in operable and good working condition. This would include but not limited to, backflow preventers, check valves, drains, waste

systems, ventilation systems, and or thermal expansion tanks, furnaces, and air condition units. If they are not, please consult a licensed plumber to correct those issues prior to the inspection.

6. NO open, exposed, or unsafe wires, cords, or electrical junction boxes. If they are not, please consult a licensed electrician to correct those issues prior to the inspection.
7. Ground faults (GFCI) must be present where applicable: basements, garages, open areas near water sources, bathrooms, and kitchen areas.
8. All handrails must be graspable and installed properly near any steps or stairwells.
9. Fire extinguishers must be in working order, tagged, and current.

Commercial dwellings must have the proper life safety equipment, extinguishers, illuminations, exit signs, pathways, and egress. This also includes any panic hardware and proper accessible knobs and handles. If you need additional advice on existing life safety code or accessibility codes, please refer those directly with a Pennsylvania design professional such as an Architect or Engineer. The Borough or their third party cannot advise or recommend, and services or design advice.

Any residential or commercial CHANGE OR USE of an existing space or vacant space must be reviewed by and approved by a PA design professional. Applications must be accompanied with a sealed design plan.

Unsafe areas, structures, unpermitted or uninspected areas, uncertified structures, or change of use within the structure will require a sealed set of design plans to accompany the application. NO EXCEPTIONS.

The inspector may add items as necessary based upon physical observation.