

Borough of Swarthmore
Use and Occupancy Standards for Sale (Change of Ownership) of Single and
Two- Family Dwellings

Sidewalks and curbs	Sidewalks and curbs must be in safe condition. Any sidewalk block and/or curbing which is fragmented and/or deteriorated must be replaced in accordance with Borough specifications. Misaligned sidewalk slabs (1/2" or less) may be repaired by ramping.
House Numbers	House numbers must be affixed to the main building or upon a permanent standard, base or support between the main building and the street. Each number must be at least three inches (3") high, and of such color and material to be visible from the street.
Sump pumps, downspouts, and floor drains	Sump pumps and downspouts may not be connected to the sanitary sewer system. Basement floor drains connected to the sanitary sewer system must be capped or fitted with a backflow protection device. Water may not be discharged in a way that causes dangerous or flooding conditions on any sidewalk, public street, alley, or adjacent private property
Sanitary Sewer Vents	Must be at or above grade and watertight. Vent must not present a tripping hazard or other safety concern if located within the public right-of-way.
Hedges/Shrubs	Must be sufficiently trimmed so that no part encroaches onto the public sidewalk or street or into the triangle of unobstructed vision.
Trees	Must be sufficiently trimmed so that no part projects over the sidewalk or street at a height lower than eight feet (8').
Electrical Receptacles (indoor/outdoor)	Ground Fault Circuit Interrupter (GFCI) receptacles required within six feet (6') of running water, including but not limited to bathrooms, powder rooms, laundry rooms, garages, outside receptacles, pools, and saunas.
Smoke Detectors	Single-station battery operated smoke detectors must be installed and in working condition with at least one (1) unit on every level, including the basement and attic. Smoke detectors located on floors with sleeping quarters must be placed in or near the area intended or likely to be used for sleeping. If the detector is powered by electricity, it must have a battery back-up.
Carbon Monoxide Detectors	Carbon monoxide detectors must be installed and in working condition with at least one unit on each occupied floor, including the basement. If the carbon monoxide detector is powered by electricity it must be secondarily powered by a battery.
Stairs (basement only)	Every flight of stairs leading to basement which is more than four (4) risers high must have a handrail on at least one (1) side of the stair. Handrails may not be less than thirty inches (30") high or more than thirty-eight inches (38") high, measured vertically above the nosing of the stair tread. Handrails are not required to have balusters.
Circuit Breaker Boxes	No visible safety hazards, including but not limited to open breakers.
Relief Valves on Boilers/Water Heaters	Hot water heaters and boilers must have relief valves extended to within six inches (6") of the floor elevation.
Opening between attached garage and residence	Any opening between an attached garage and residence shall be equipped with a solid wood door not less than 1 3/8" in thickness or a 20-minute fire-rated door.
Outstanding fees	Full payment of any outstanding bills, charges, fines and fees against the property or current owners of the property.