

# FOR RESIDENTIAL PROPERTIES ONLY

TOWNSHIP OF ABINGTON

MONTGOMERY COUNTY, PENNSYLVANIA

AFFIDAVIT

**Display of Street Address Numbers**

**and**

**Installation of Smoke Detectors and Carbon Monoxide Detectors**

As Required by Resolution No. 92-008, Dated May 14, 1992, and

Ordinance No. 1894, Dated June 12, 2003

Abington Township requires a minimum of three-inch numerals be placed on the street side of a structure and said numerals should be visible from the center of the street. New smoke detectors must be placed on each level and in each bedroom or sleeping area of any dwelling. In dwellings with existing hard wire smoke detector systems not covering all areas, battery powered smoke detectors may be installed. Carbon Monoxide detectors are required; the detector should be installed no further than 40-feet from every sleeping area.

I/We (seller) \_\_\_\_\_ here by certify that

the property located at \_\_\_\_\_, Abington

Township, transferred by Me/Us on \_\_\_\_\_, does have the  
aforementioned requirements relating to a clearly marked address, smoke  
detectors, and at least one carbon monoxide detector.

***Any person, firm or corporation violating any provision of Ordinance 1894 shall be guilty of a summary offense and, upon conviction for any such violation by a District Justice, shall pay a fine of not more than \$1,000 or be imprisoned for not more than 30 days, or both. Each day or portion thereof that the violation continues shall constitute a separate offense and shall be punishable by like penalties.***

Sworn to and Subscribed before  
me this \_\_\_\_\_ day of \_\_\_\_\_  
\_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_

\_\_\_\_\_  
Notary

\_\_\_\_\_

ORDINANCE NO. 1894

AN ORDINANCE OF THE TOWNSHIP OF ABINGTON REQUIRING THE INSTALLATION OF A CARBON MONOXIDE DETECTOR IN ALL SINGLE FAMILY, TWO-FAMILY, AND MULTIPLE FAMILY RESIDENTIAL DWELLINGS OFFERED FOR SALE IN THE TOWNSHIP OF ABINGTON; REQUIRING THAT A SMOKE DETECTOR BE INSTALLED ON EVERY LEVEL OF A SINGLE-FAMILY, TWO-FAMILY, OR MULTIPLE FAMILY RESIDENTIAL DWELLING; AND REQUIRING THAT THE NUMERICAL STREET ADDRESS OF EVERY SINGLE-FAMILY, TWO-FAMILY AND MULTIPLE FAMILY RESIDENTIAL DWELLINGS BE DISPLAYED ON THE FRONT FACADE OF SUCH DWELLINGS

WHEREAS, the Township of Abington is charged with the responsibility of protecting the health, safety and welfare of its residents; and

WHEREAS, the early detection of fire has been established to greatly reduce the incidence of personal injury and death in residential dwelling units caused by fire; and

WHEREAS, the early detection of the presence of carbon monoxide has been established to greatly reduce the incidence of personal injury or death in residential units caused by the presence of carbon monoxide; and

WHEREAS, the prompt location by police, fire fighting and emergency personnel of those residences reporting the existence of an emergency is essential to the protection of the health, safety and welfare of the residents of the Township of Abington.

NOW, THEREFORE, the Board of Commissioners of the Township of Abington does hereby ORDAIN as follows:

Section 1. A new carbon monoxide detector, commonly referred to as a "C/O Detector", must be installed within forty (40) feet of all bedrooms in all single-family, two-family, and multiple family dwellings sold in Abington Township after the effective date of this Ordinance. This requirement must be met at or before the time of settlement.

Section 2. A new single-station smoke detector must be installed on each level and in every bedroom in all single-family, two-family, and multiple family dwellings sold in Abington Township after the effective date of this Ordinance. This requirement must be met at or before the time of settlement.

Section 3. In the case of any new construction or substantial alteration of or addition to existing single-family, two-family or multifamily dwellings, new smoke detectors and CO detectors must be installed in accordance with the CABO and BOCA National Fire Prevention Code of 1990 (or successive versions thereof, as may be from time to time adopted by the Township), and Section 1 and Section 2 of this Ordinance. In the case of substantial alteration of or addition to existing dwellings, the requirements of this

section shall apply only to the addition or to the portion of the existing dwelling which is altered, as the case may be.

Section 4. All C/O detectors and smoke detectors installed pursuant to the requirements of this Ordinance must be U/L rated and approved.

Section 5. The numeric street address must be displayed on the front facade of every residential dwelling offered for sale in Abington Township after the effective date of this Ordinance.

Section 6. At or before the time of settlement on any single-family, two-family, or multiple family dwelling, which dwelling is located in the Township of Abington, an affidavit in the form of Exhibit "A" hereto must be completed and submitted to the Township.

Section 7. Any person, corporation, or other entity who or which violates any provision of this Ordinance shall be guilty of a summary offense, and upon conviction for any such violation by a district justice, shall pay a fine of not more than ONE THOUSAND DOLLARS (\$1,000.00), or be imprisoned for not more than thirty (30) days or both. Each day or portion thereof that the violation continues shall constitute a separate offense, and shall be punishable by like penalties.

Section 8. To the extent that the provisions of this Ordinance conflict with the provisions of any prior Ordinance or regulation, the conflicting provisions of such prior Ordinance or regulation are hereby repealed.

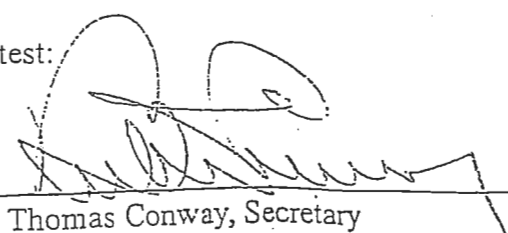
Section 9. If any provision of this Ordinance shall be found unconstitutional or otherwise illegal by any court of competent jurisdiction, the remainder of this Ordinance shall remain unaffected and in full force and effect.


Section 10. This Ordinance shall be effective the 12<sup>th</sup> day of June, 2003.

ENACTED and ORDAINED this 12<sup>th</sup> day of June, 2003.

TOWNSHIP OF ABINGTON

Attest:

  
B. Thomas Conway, Secretary

By:   
Barbara C. Ferrara, President  
Board of Commissioners

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I/We \_\_\_\_\_ here by certify that the property located at \_\_\_\_\_, Abington Township, transferred by Me/Us on \_\_\_\_\_, does have the aforementioned requirements relating to a clearly marked address, smoke detectors, and at least one carbon monoxide detector.

Sworn to and Subscribed before  
me this \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary

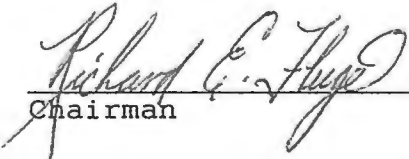
R E S O L U T I O N #92-008

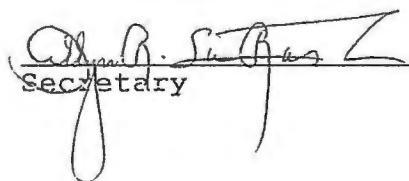
WHEREAS Chapter 111 Section 111-1 of the Abington Township Code provides that all houses and other buildings in the township shall be numbered in accordance with the requirements of this chapter, and

WHEREAS Chapter 85 Section 85-4 at F-1500.15 provides that all houses and other buildings shall be equipped with smoke detectors in accordance with the requirements of this chapter, and

WHEREAS new residents who purchase properties in Abington may not be aware of these requirements,

NOW THEREFORE, be it resolved that no deed will be accepted for registration by the Township Engineer unless it be accompanied by a certification signed by the Transferor that the building is in full compliance with the above provisions concerning the numbering of buildings and the installation of smoke detectors.

  
Chairman

  
Secretary

May 14, 1992.

*For Mr. Powers:  
Twp. does not in-  
spect property  
for compliance.  
Onus on buyer/  
seller. 9-24-92*