



Township of Middletown

Fire & Emergency Management



3 Municipal Way Langhorne, PA 19047-3424
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Email: Fireinspection@middletownbucks.org
www.middletownbucks.org

Residential Home Re-Sale Requirements:

Check-list for home sales in Middletown Township:

Levittown Homes Only:

1) **Heater Compartment Inspection – 85-8 Standard:**

A heater compartment inspection is required. This inspection is made by the Office of the Fire Marshal for a \$60.00 fee – (checks payable to Middletown Township.) This inspection is to ensure the heater compartment is fire proofed to the Townships 85-8 standard.

2) **Level II Chimney Inspection:**

Per NFPA 211 - A level II chimney inspection by a certified CSIA (Chimney Safety Institute of America) certified chimney sweep is also required. This is for all devices or appliances that emit products of combustion into the atmosphere. Inclusive of all oil-fired heaters, gas fired heaters w/a metal b-vent chimney, fire places, wood burning stoves, pellet stoves Etc.

Note – if any device has a plastic PVC pipe for the exhaust – this is only vapor release and **does not** require a level II inspection.

3) **Smoke Detectors:**

There should be at least 2 working smoke detectors – minimum requirement for dwellings built in the 1950's. Location depends on the model of Levittown house. Detectors should be mounted on ceilings or within 3" of the ceiling if mounted on the side-wall.

Once all requirements have been met (no outstanding issues) – you will be issued a Heater Compartment Compliance Letter.

All Other Homes in Middletown Township:

This includes Langhorne, Upper Middletown, Parkland, Langhorne Gables, Indian Creek II, Oaklihurst, Ivy stream Sections Etc.

1) **Level II Chimney Inspection:**

Per NFPA 211 - A level II chimney inspection by a certified CSIA (Chimney Safety Institute of America) certified chimney sweep is required. This is all devices or appliances that emit products of combustion into the atmosphere. This is inclusive of all oil-fired heaters, gas fired heaters w/a metal b-vent chimney, fire places, wood burning stoves, pellet stoves Etc.

Note – if any device has a plastic PVC pipe for the exhaust – this is only vapor release and **does not** require a level II inspection.

Once we receive a clear/clean level II chimney Inspection (for all devices that emit products of combustion into the atmosphere), we will acknowledge the receipt of these documents and place into the property file.

Electric Heat Pumps/Water Heaters:

These standards **do not apply** to residences' that are heated/cooled with any type of electric heater/heating devices or have vent-less fire place(s) installed.

All repairs or remediation to chimneys or heater compartments should be made **prior** to settlement. Documents can be submitted to FireInspection@Middletownbucks.org or faxed to 215 750 3816.