



CENTRAL KEYSTONE COUNCIL OF GOVERNMENTS

1610 INDUSTRIAL BLVD, SUITE 400A

LEWISBURG, PA 17837

Regulated Rental Property Licensing Inspections

Commonly found violations
of the
International Property Maintenance Code

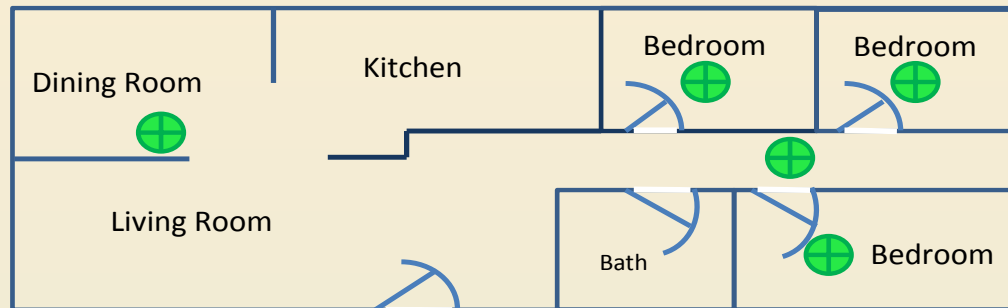
Fire Safety:

- Is there a working smoke detector in EACH bedroom (or other room used for sleeping), in the hallway(s) outside of the bedrooms and on each level, including the basement? (704.2)
- Is the hot water heater and furnace clear (at least 3 feet away) of boxes, other “junk” or flammable materials? (603.3)
- Are all exits free from obstruction inside and outside (personal belongings, junk, shrubbery etc.)? (702)
- Does the Water Heater have a temperature and pressure-relief valve and a relief valve discharge pipe (“drip-leg”)? (505.4)
- Is all fuel burning equipment in good repair and safe condition, properly installed and connected to chimneys or vents? (304.11, 603.1, 603.2)

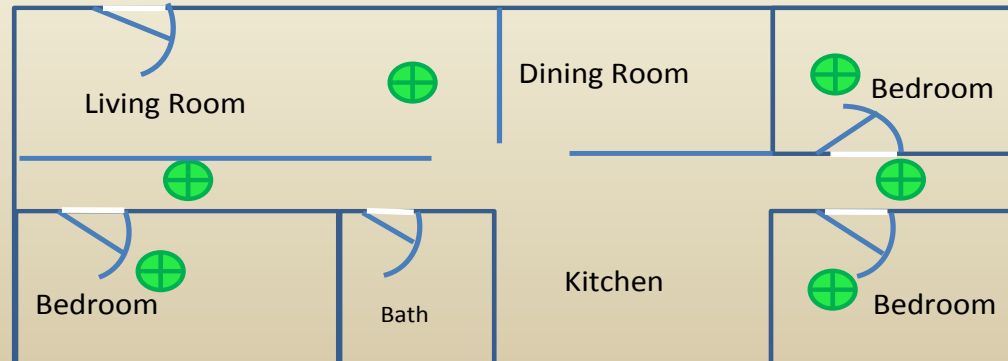
Smoke Detector Placement

Are there Smoke Detectors in EACH bedroom, in the hallway(s) outside the bedrooms and on each level, including the basement?

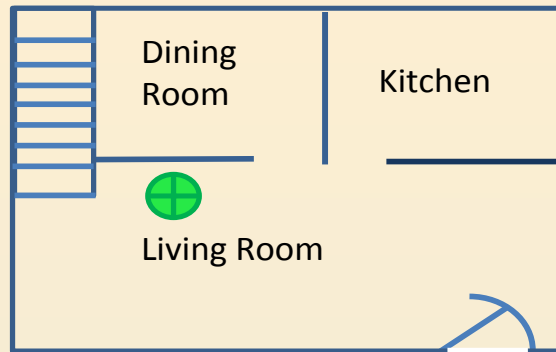
 = SMOKE DETECTOR



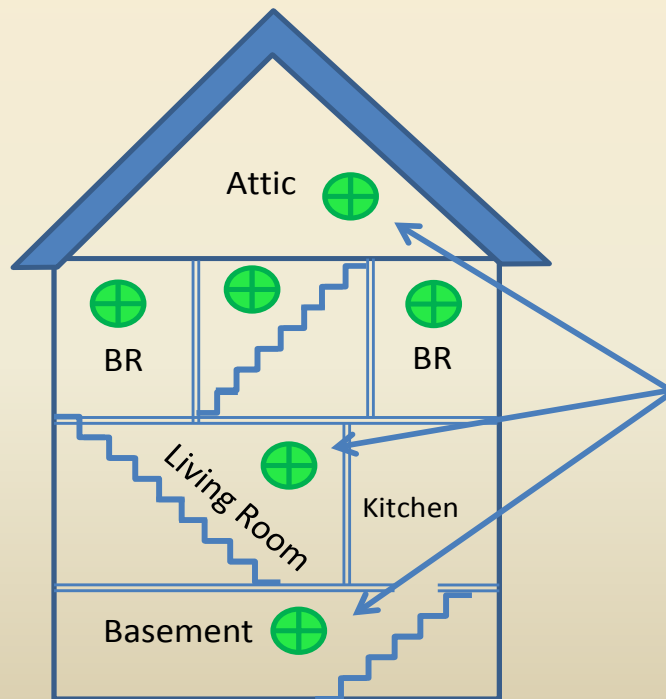
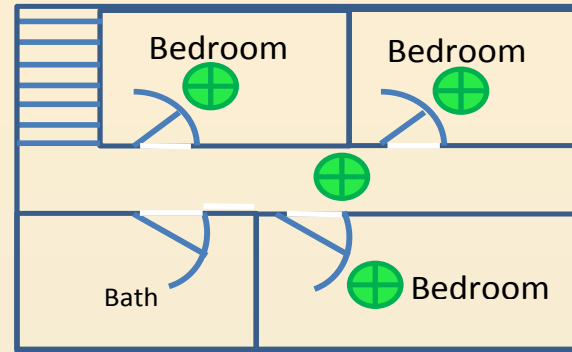
Single Floor Layout



First Floor



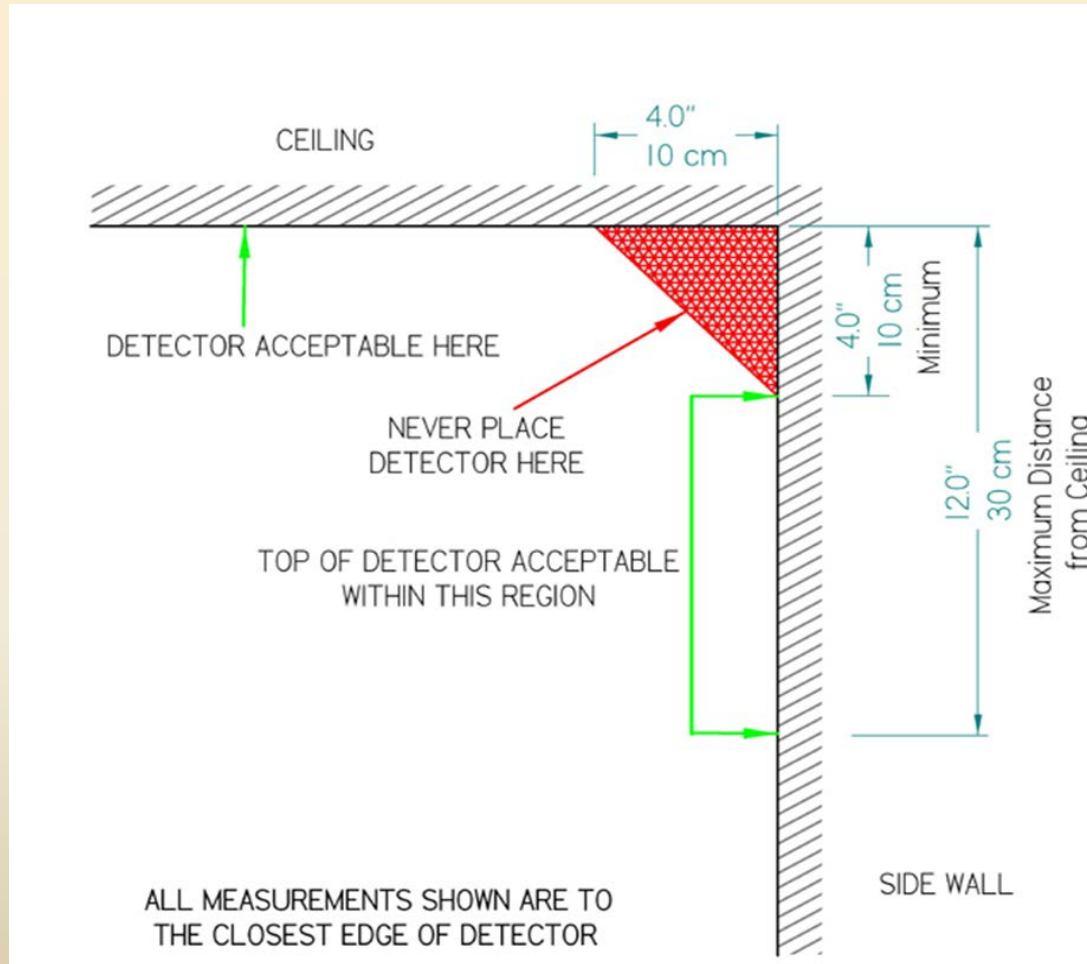
Second Floor



Smoke detectors are required on each level of a dwelling unit
(*NOT including crawl spaces or uninhabitable attics*)

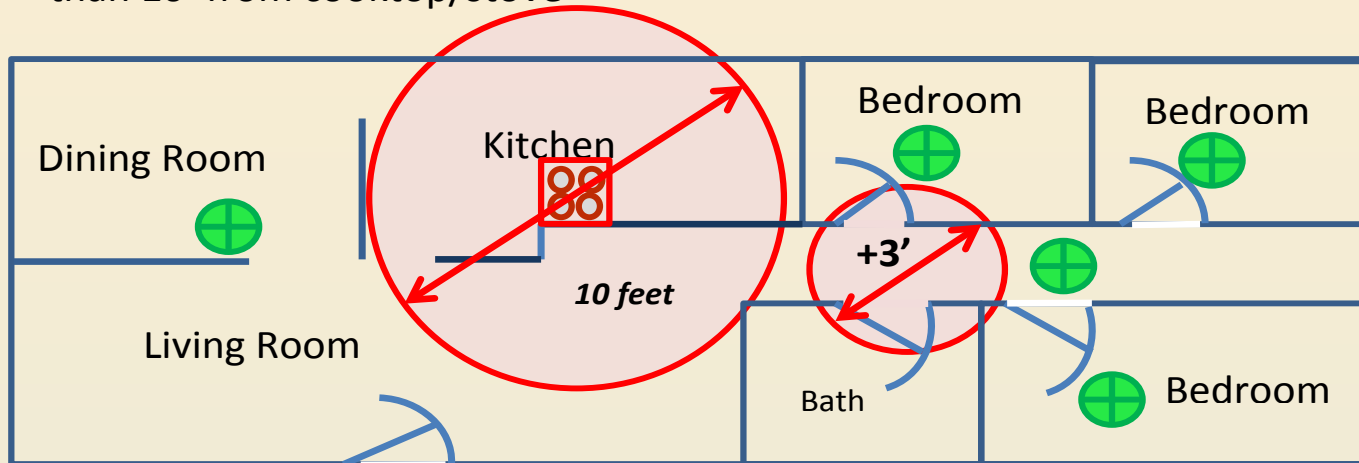
Smoke detector placement on ceilings or walls.

Detectors placed on walls should be placed higher than any opening into the room such as windows or doors, *BUT* not less than 4 inches from ceiling.



To avoid nuisance alarms and tenant disabling of smoke detectors they should be placed more than 10 feet from any cooktop or open cooking device.

Detectors should be placed more than 10' from cooktop/stove

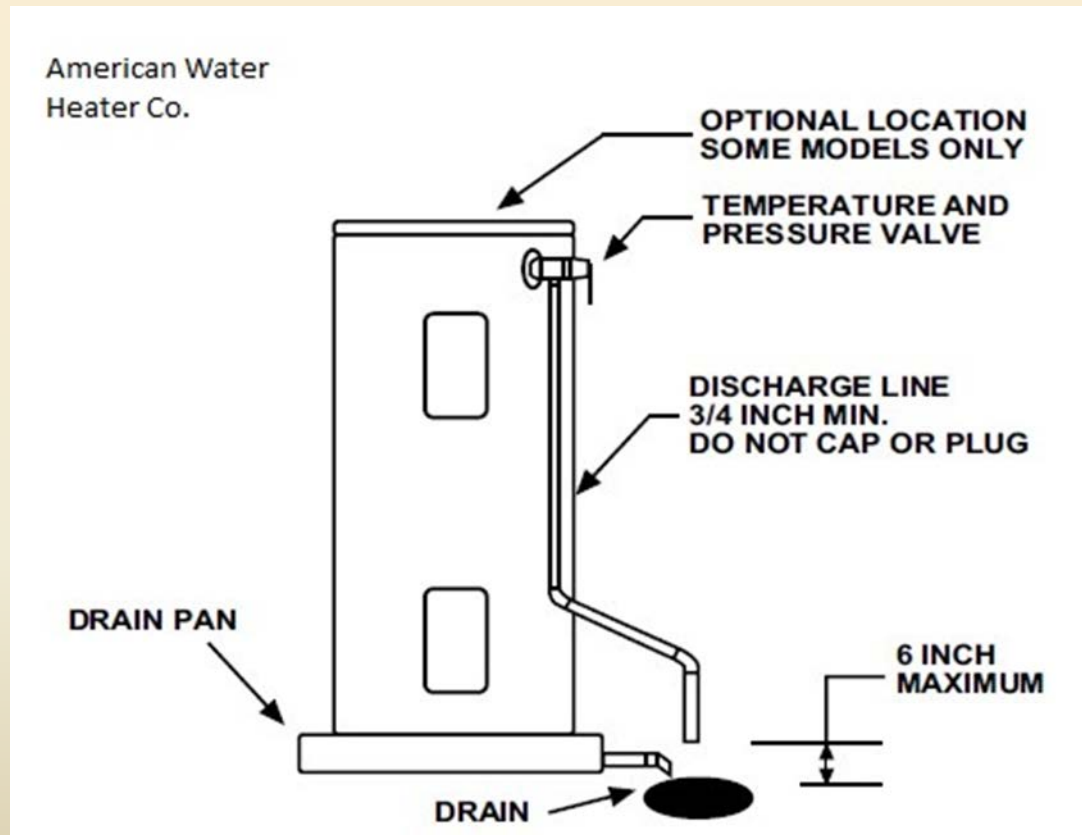


Detectors should also be placed at least 3' from the bathroom, unless specially designed to prevent nuisance alarms from steam exposure.

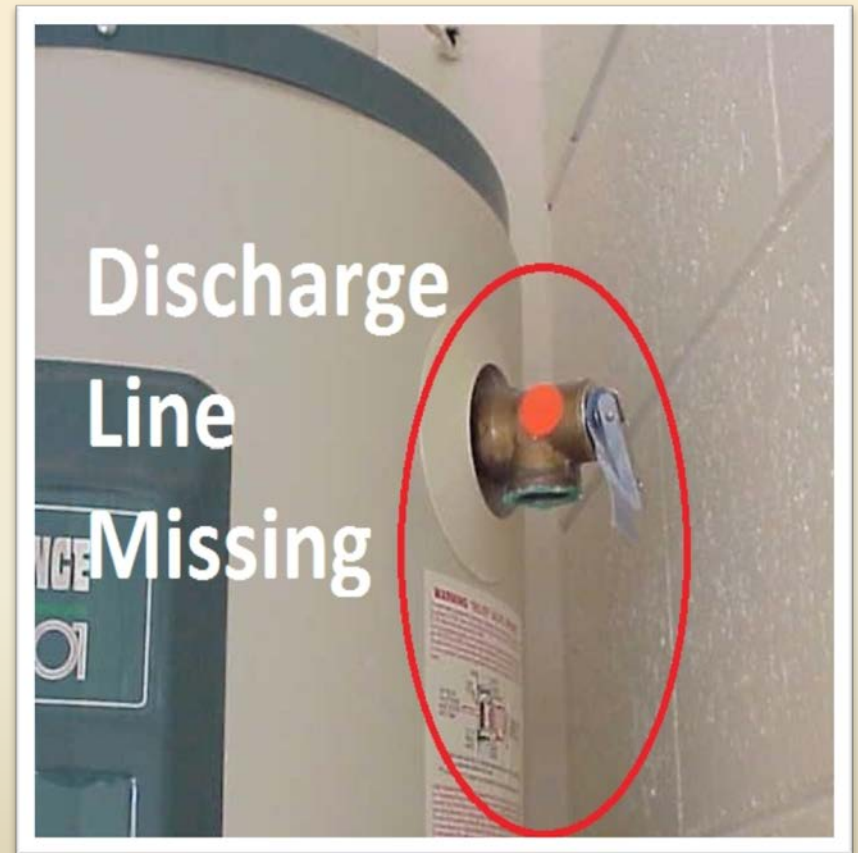
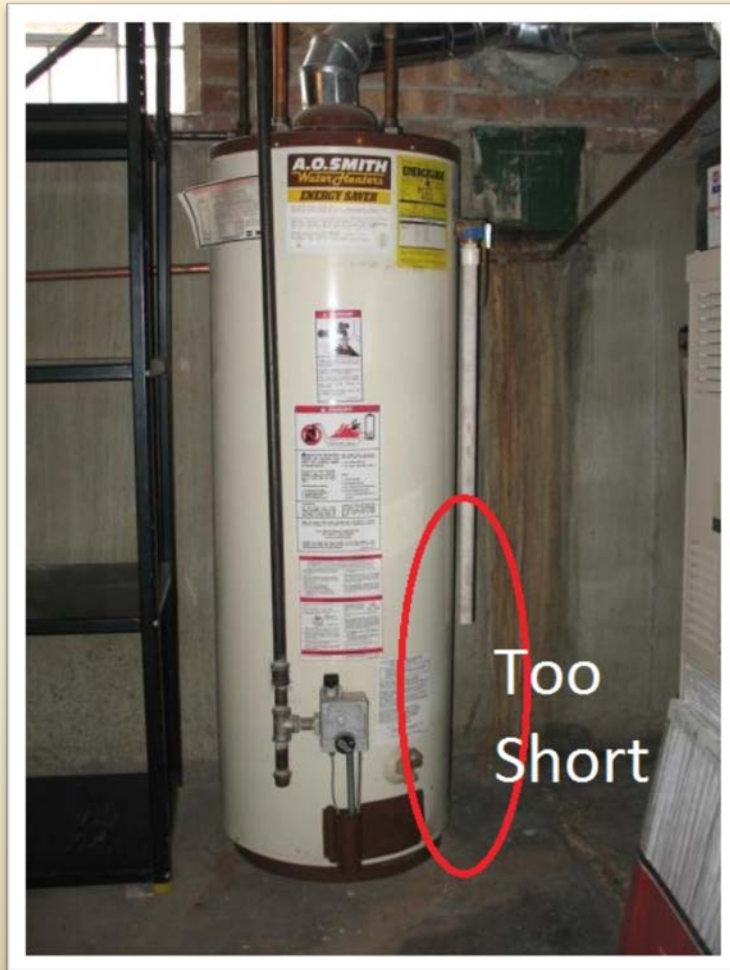
If you have any questions regarding placement of Smoke Detectors please call the CKCOG, we will be happy to assist you.

Water Heaters

Temperature and Pressure Relief Valve and Discharge Line (or “drip-leg”)



Water Heaters



What if I don't have one?

“An electric water heater exploded in a multi-family dwelling on Market Street early Sunday morning, forcing a number of people out of their homes.

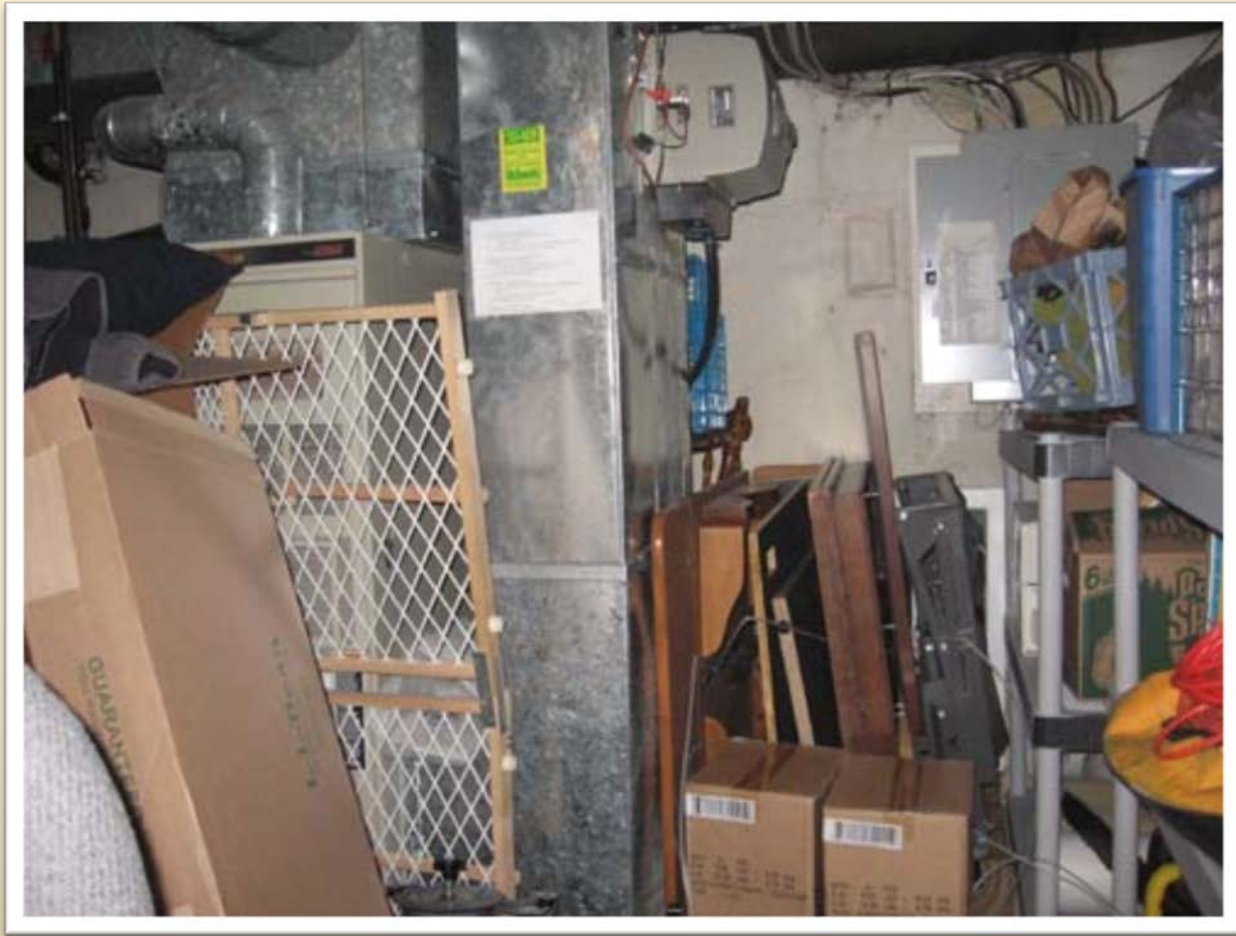
According to state police fire marshal Norman Fedder, a faulty valve caused the electric water heater to blow up in the basement on the east side of the building at 424-426 Market St. at about 5:30 a.m., said Mifflinburg Hose Company Chief John Heiges. *The blast was accidental and added that it occurred when a pressure release valve failed and caused a buildup of pressure in the water heater. The explosion blew out windows, broke cement in the basement and tore a hole in the first floor of the building.” (from the Mifflinburg Telegraph)*



Heating Facilities:

- Heating facilities MUST be provided between October 15th and April 15th of each year
- Heating equipment must maintain the habitable areas of the unit at a minimum temperature of 68°F
- Portable or unvented space heaters, appliances used for cooking, and fireplaces may NOT be used as the source of heat for a unit
- All parts of the Heating and Mechanical equipment must be properly installed and vented according to Manufacturer's Specifications and maintained to meet minimum Code requirements

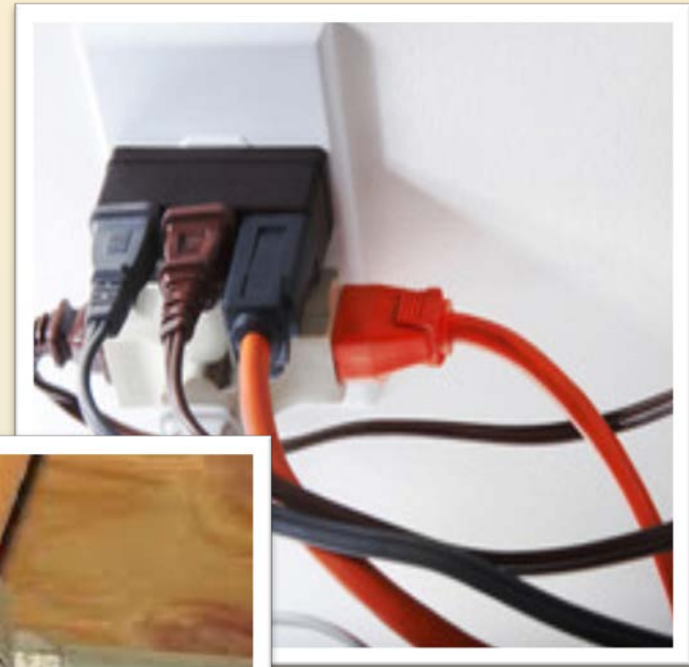
Maintain a 36" clearance around
furnaces and water heaters



Heating, Plumbing & Electrical:

- Does the Water Heater have a temperature and pressure-relief valve and a relief valve discharge pipe (“drip-leg”)? (505.4)
- Is all fuel burning equipment in good repair and safe condition, properly installed and connected to chimneys or vents? (304.11, 603.1, 603.2)
- Do the GFCI outlets in the Kitchen & Bathrooms work correctly? (605.2)
- Is there a working exhaust fan or a window in each bathroom? (403.2)
- Do all outlets, switches and panel boxes have covers? (605.1)
- Do all taps run (hot & cold) and toilets flush? Is the plumbing properly vented? (505.1, 506.1)
- Do any pipes leak or faucets drip? (504.1)

Heating, Plumbing & Electrical



Heating, Plumbing & Electrical



Heating, Plumbing & Electrical



Heating, Plumbing & Electrical

Recommended, **but not required:**
GFCI on all receptacles -

- within 6 feet of a water source
- in garages
- in unfinished basements
- for all exterior uses

Any replacement of existing outlets in these areas must be with a GFCI outlet

GFCI Receptacles already installed must work/test correctly



Exterior Code Issues:

- Does each unit have address numbers that are clearly visible from the street (at least 4" high)? (304.3)
- Is the yard maintained (grass under 8", no tall weeds)? (302.4)
- Is all rubbish stored in appropriate containers and removed regularly? (308)
- Is the exterior in good repair? Siding, brick or paint free of chips or deterioration? (304.2)
- Is the roof in good repair with no leaks or missing shingles? (304.7)
- Are the gutters and downspouts free of debris and directing water away from the structure? (304.7)
- Are the premises free of infestations such as insects, rodents, or other vermin? (302.5)
- Are all residents vehicles properly registered and licensed? (302.8)

Exterior Code Issues

Rubbish Stored in Appropriate Containers



Exterior Code Issues

Protective Treatments



Exterior Code Issues

Windowsills and Trim



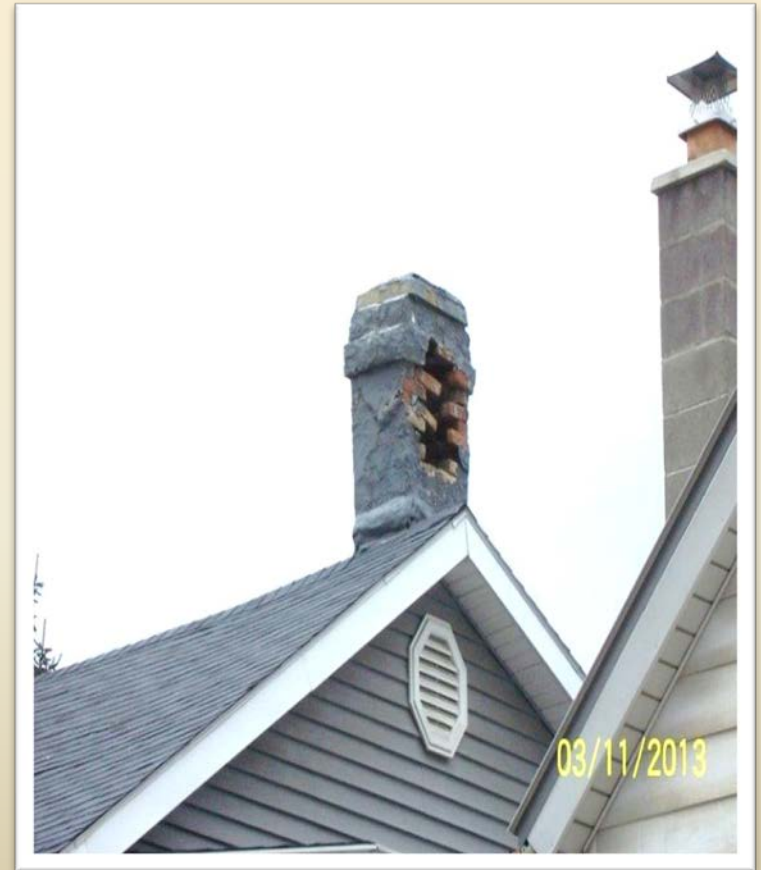
Exterior Code Issues

Steps and Porches



Exterior Code Issues

Condition of chimney (in use OR inactive)



Exterior Code Issues

Gutters and Downspouts



Exterior Code Issues

Roofing and Shingles



Doors and Windows:

- Do all exterior doors open and close easily? Are they weather tight? (304.13, 304.15)
- Do they lock and unlock from the inside without a key? (**NO double-keyed deadbolts or hasp-type locks are permitted on any door, exterior or interior**) (304.18.1, 702.3)
- Do all windows open and stay open? Do all windows close and lock (1st floor)? Are they weather tight? (304.13.1-2, 304.18.2)
- Are there any broken or cracked windows? (304.14)
- Do all rooms used for sleeping have a window or TWO means of approved egress? (403.1, 402.4)

Doors and Windows:



All doors must lock and unlock from the INSIDE without the use of a key or tool. **This includes interior doors.**



- NO “hasp locks”
- NO Double-keyed deadbolts
- Sash locks are required on all first floor windows

Walls, Ceilings and Floor:

- Are the walls, window sills and ceilings clean and free from peeling paint or wallpaper? (305.3)
- Are the floors structurally sound? (305.4)
- Is the flooring (carpet, vinyl, wood, etc.) clean and in good condition, i.e. thresholds in place, no rips or other tripping hazards, no missing tiles? (305.4)
- Are there proper globes/diffusers/covers on all light fixtures? (605.1)
- Are there light fixtures in all halls, stairways, laundry rooms and furnace rooms? (605.3)
- Does every set of stairs with more than four steps have a graspable handrail on at least one side? This includes stairs to a basement or attic and exterior stairs. (307.1)
- Are handrails and other railings firmly attached with no loose or missing spindles? (305.5)

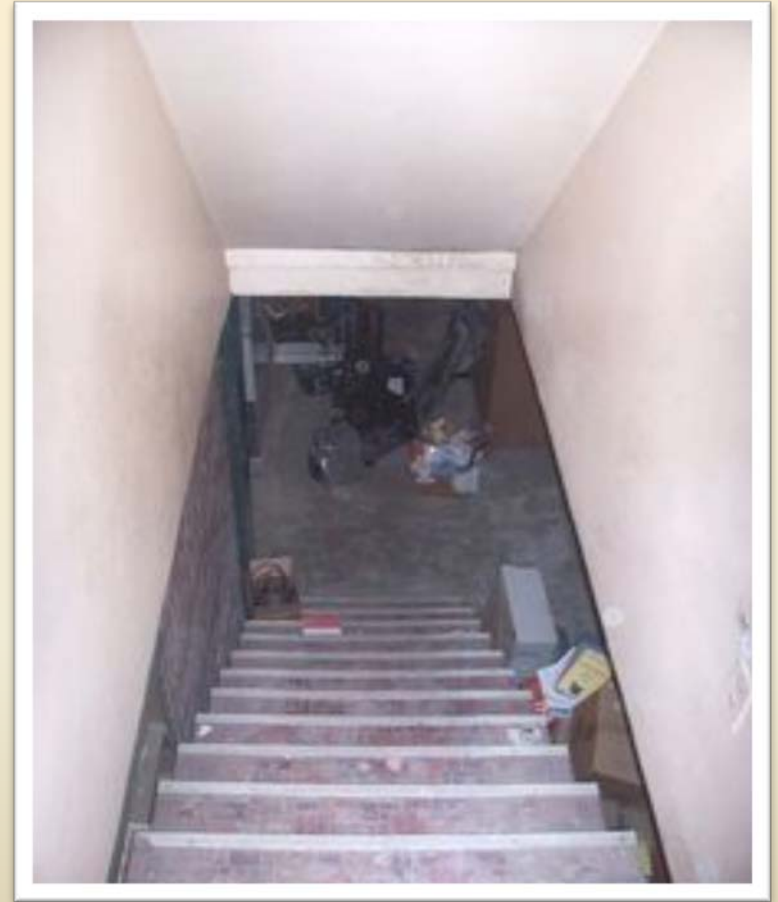
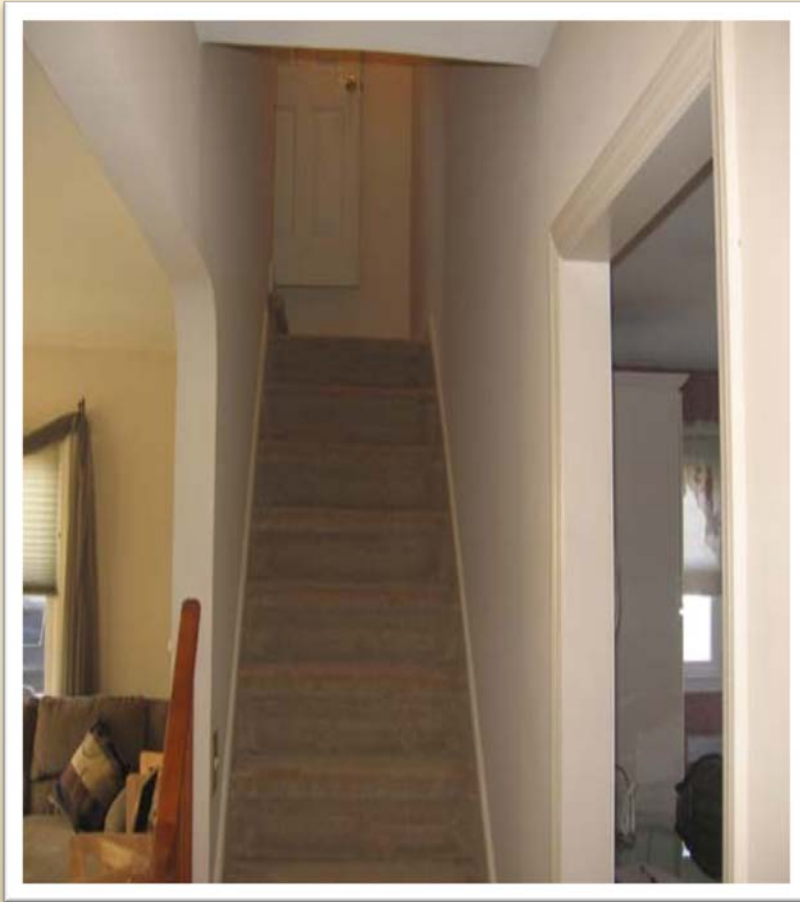
Interior Code Issues

Ceilings



Interior Code Issues

Stairs

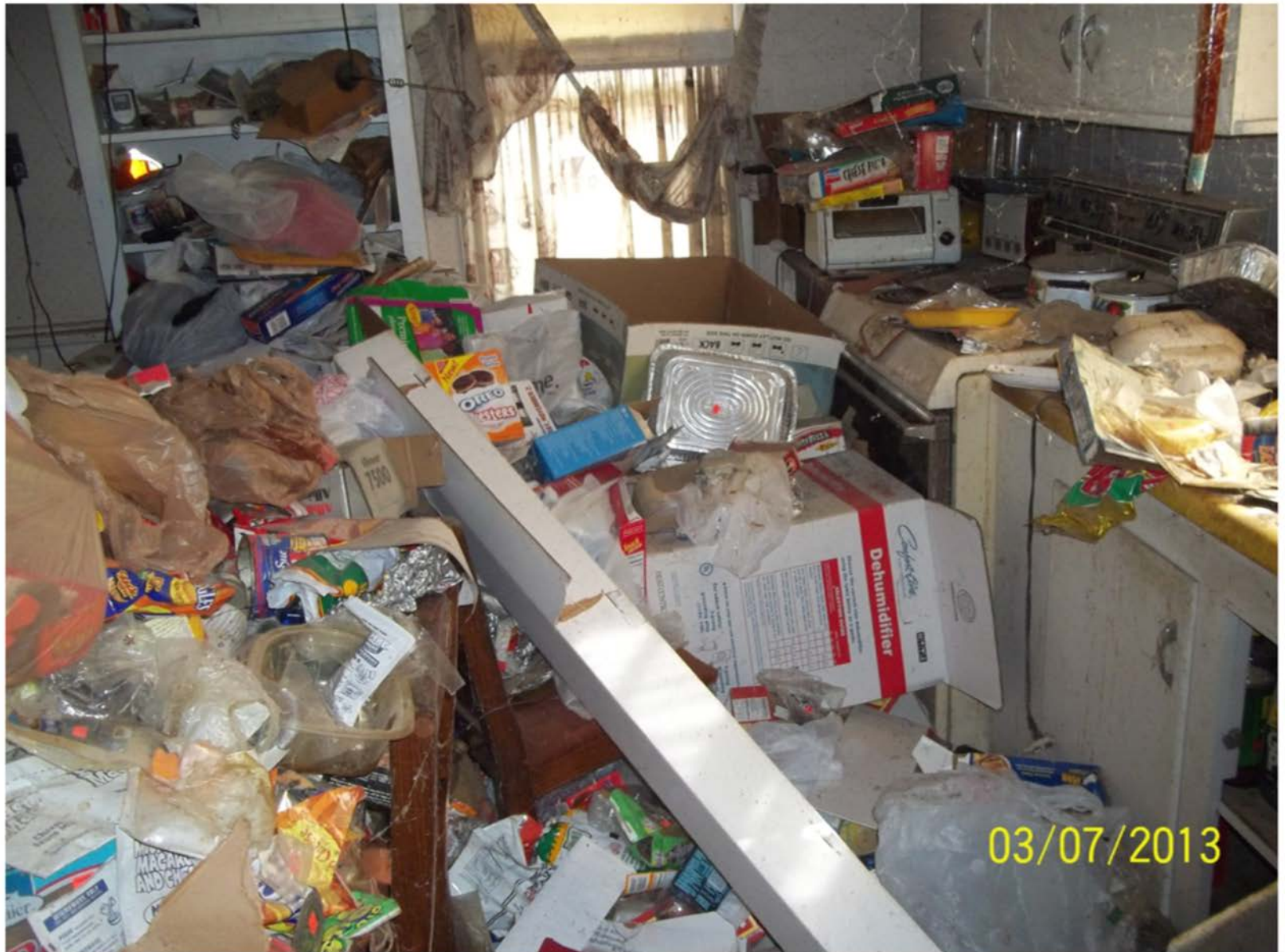


Interior Code Issues

Walls









**This Presentation Brought to you
by the
Code Enforcement Department of the
Central Keystone COG.**

