

RENTAL USE & OCCUPANCY INSPECTION CRITERIA

EXTERIOR

1. Sidewalk to public right-of-way only
2. Stairs/Handrail—2003 International Property Maintenance Code. Section 306 requires that “Every exterior and interior flight of stairs having more than four risers, and every other portion of the stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches above the floor or grade below shall have guards. Handrails shall not be less than 30 inches nor more than 42 inches high, measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface. . .”
3. Grass—Trimmed under 6 inches
4. House Numbers—2003 International Property Maintenance Code Section 306 requires numbers to be visible from the street
5. Electrical Receptacles—Must comply with the 2003 International Property Maintenance Code
6. Vent Caps—Must be above grade, with the exception of those built into sidewalks

INTERIOR

1. Sump Pumps—Sump pumps may not be connected or discharged into the sanitary sewers
2. Furnaces—Heater in working condition; all furnaces must have emergency shutoff switch at stairway entrance
3. Smoke Detectors—2003 International Property Maintenance Code requires that “...In all residential occupancies, smoke detectors shall be required on every story of the dwelling unit and in each bedroom...”
4. Relief Valves on Boilers/Water Heaters—All hot water heaters and boilers must have relief valves extended to within six inches of the floor elevation
5. Electrical Receptacles—Ground Fault Interrupter (GFI) in kitchen and bathroom
6. Door Locks—All locks must work freely
7. Windows in good condition
8. Stairs/Handrails—See Item #2 - Exterior above
9. Electrical Underwriter Certification on new installation