

COMMERCIAL RENTAL INSPECTION REQUIREMENTS

Ordinance 11-207 Inspection Procedure

- A. Each dwelling unit must have a smoke detector installed on each floor level and in the bedroom area(s).
- B. Each room used for sleeping purposes must have a smoke detector installed.
- C. Each dwelling unit must have a carbon monoxide detector installed.
- D. An existing acceptable 60 ampere service, or a minimum 100 ampere three-wire electric service, must be installed for the dwelling.
- E. All kitchen countertop receptacles and bathroom receptacles must be ground fault circuit interrupter (GFCI) protected.
- F. All sidewalks and curbs must be in good repair, free of large cracks (covering more than 50 percent of surface area or greater than a ¼ inch in width) and crevices, missing bricks and tripping hazards (greater than ½ inch), and in compliance with the Borough's sidewalk specifications.
- G. The property must be supplied with clearly identifiable numbers (minimum of 4 inches tall) outside the property, in clear view of the street, designating the street number of the property.
- H. The property must not have any illegal sewer connections, as defined under the Borough's applicable current sewer inspection policies.
- I. When conditions warrant and at the sole discretion of the Code Enforcement Officer, the inspection may include other standards of the UCC, the current ICC Property Maintenance Code, and all other applicable housing, building, plumbing, electrical, safety or fire prevention ordinances or regulations relating to the rental unit or residential property.

(Ord. 205, 10/5/2009, section 7)

Other minimum requirements:

- A. A permit application and fees with the property owner and buyer/tenant information shall be submitted.
- B. Driveways, accessory structures, etc... shall meet codes and be in good repair.
- C. Yards shall be free of rubbish, debris, overgrown weeds and grass, etc...
- D. The foundation wall(s) shall be in good repair and the finish grade shall be such as to promote drainage in the first 10 feet from the foundation.
- E. The exterior wall coverings, shutters, roofs, gutters, downspouts, stairways, handrails, guardrails, porches, landings, chimneys, windows, insect screens, doors, hatchways, overhangs, trim, etc... shall meet codes and be in good repair.
- F. Beams, girders, headers, floor joists, walls, fireplaces, stairways, handrails, guardrails, windows, doors, hatchways, accesses, interior wall and ceiling coverings, floor coverings, etc... shall meet codes and be in good repair.
- G. Minimum room dimensions including the ceiling heights, locks, adequate ventilation, decay and termite protections, emergency escapes and rescue openings, etc... are required and shall meet codes and be in good repair.
- H. Food prep areas, fire protection, plumbing, electrical and mechanicals systems, etc... shall meet codes, working and in good repair.