




The document contains a list of the *most* common code requirements used during the inspection process and has been generalized for your knowledge in the inspection process objectives and goals. The code requirements have been adopted from the International Property Maintenance Codes 2003, by the Town of Bloomsburg. The intent is to provide you with knowledge and expectations of the inspection process and hopefully you can prepare the property to meet the code requirements prior to the inspection of your rental property.

The provisions of the code shall apply to all existing residential and nonresidential structures and all existing premises and constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; the occupancy of existing structures and premises, and for administration, enforcement and penalties.


EXTERIOR

Sidewalks/walkways: <i>IPMC §302.3</i>		Sidewalks, walkway, stairs, driveways, parking spaces maintained in state of good repair & hazardous free
Weeds <i>IPMC §302.4</i>		Prohibiting grass/weed condition in excess of six inches in height
Accessory/Fence /wall: <i>§IPMC 302.7</i>		Accessory structures & fence sound and good repair
Protective treatment: <i>IPMC §304.2</i>		Peeling, flaking, chipped paint requiring additional treatment
Premise ID <i>IPMC §304.3</i>		Address numbers 4" x ½" stroke legible & visible from street
Structural members: <i>IPMC §304.4/305.2</i>		Deterioration free structurally sound supporting dead & live loads
Foundation: <i>IPMC §304.5</i>		Walls maintained plumb and free from holes, breaks, lose or deteriorated materials.
Exterior Walls: <i>IPMC §304.6</i>		Maintained weatherproof and surface coated free from holes, breaks, lose or deteriorated material
Gutter & Downspout: <i>IPMC §304.7</i>		Securely attached and in good repair free from obstruction and discharging conditions creating public nuisance or premise damage
Roofs and drainage: <i>IPMC §304.7</i>		Sound, tight or free of defective materials or conditions

Fascia/Soffit: <i>IPMC §304.8</i>		Undamaged, securely attached. No flaking paint or signs of deterioration.
Porch: <i>IPMC §304.10/304.12</i>		Undamaged, no deteriorated wood condition, flaking/peeling paint, loose handrails/guards; or broken steps. {more than 4 risers handrails required}
Windows/Doors: <i>IPMC§304.13/304.15/304.18.1</i>		Undamaged; easily openable; no flaking/peeling paint or broken glass, glazing free from cracks /holes. Fully function able openable window hardware with functioning hardware & locks. Openable windows require screens May to September. Deadbolt locks { 1-inch throw } required at all entry doors to dwelling unit
Sanitation: <i>IPMC §307.1/307.2</i>		Rubbish, litter or debris lying about ground surface
Garbage Containers <i>IPMC §307.3/307.3.2</i>		Approved leak proof containers with close-fitting covers for storage until removal from premises
Electric: <i>IPMC §604.2/604.3/605.1</i>		Check meter base, check service entrance cable for wear; split cable; check for cable detachment; proper grounding / bonding.

INTERIOR

Windows: <i>IPMC §304.13/304.18.2</i>		Good repair weather tight & fully functional; able to remain open with hardware with operable sash lock devices.
Interior surfaces: <i>IPMC §305.3</i>		All surfaces clean, sanitary in good repair, correct defective surface condition
Stairs/walk surface: <i>IPMC §305.4</i>		Sound & good repair with hazard free surfaces {more than 4 risers handrail required}
Interior doors: <i>IPMC §305.6</i>		Fit reasonable within jamb and in good repair
Sanitation: <i>IPMC §307.1 /307.2</i>		Dispose rubbish in clean and sanitary manner
Infestation: <i>IPMC §308.1</i>		No signs of insect and/or rodent carcasses; rodent droppings
Bathroom/toilet room: <i>IPMC §403.2</i>		Openable window or mechanical ventilation system
Privacy: <i>IPMC §503.1</i>		Toilet rooms & bathrooms shall provide privacy and not constitute the only passageway to other spaces
Tub/Shower/Toilet/Lavatory: <i>IPMC §504.1</i>		Sanitary, functional, leak free or defect fixtures
Water service: <i>IPMC §505.1</i>		Every sink, lavatory, bathtub or shower, drinking fountain or other plumbing fixture must be connected to water system.

Sanitary Drainage: <i>IPMC §506</i>		Pipes Undamaged; no leaks; proper connections and repairs.
Heating Unit: <i>IPMC §602</i>		Good repair & operable maintaining heat to habitable space 68° during heating period.
Electrical system hazard: <i>IPMC §604.3</i>		Inadequate service, improper fusing or improper wiring installation, damaged or deteriorated
Electrical receptacles <i>IPMC §605.2</i>		Two separate and remote in every habitable space. Every bathroom shall contain at least one outlet. Laundry room shall contain one grounded-type outlet
Means of Egress <i>IPMC §702.1</i>		Safe, continuous and unobstructed path of travel to public way
Fire-resistance rated assemblies <i>IPMC §703.1</i>		Fire resistant ratings assemblies maintained in compliant condition and repair
Fire Extinguisher <i>IPMC §704.1</i>		Installed in a visible, ready accessible location accordance NFPA 10
Smoke Detection: <i>IPMC §704.2</i>		Operable ceiling or wall mounted each separate sleeping area, one vicinity of sleeping area, one each story including basement. Mounted in accordance to manufactures specifications or NFPA 72

This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein. Repairs, alterations, additions to and change of occupancy in existing buildings shall comply with the *building code*.

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